

# Unit 1107 - Tao South

1107 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11605778  
 Status: Active  
 Size: 954 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available  
 View:  
 List Price: \$310,000  
 List PPSF: \$325  
 Valuated Price: \$260,000  
 Valuated PPSF: \$260

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 198  
 Number of active listings for rent: 3  
 Number of active listings for sale: 26  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 37  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 7

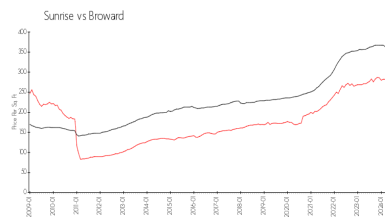
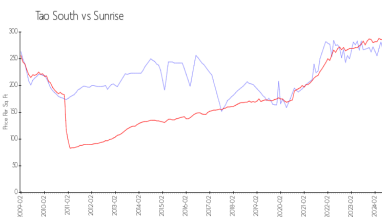
## Building Association Information

Tao Condominium  
 (954) 837-0550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1803S	1,165 sq ft	Jul 2024	\$340,000	\$292
2705 S		Jul 2024	\$360,000	
1405S	1,271 sq ft	May 2024	\$345,000	\$271
2607S	954 sq ft	May 2024	\$315,000	\$330
2306S	1,165 sq ft	Mar 2024	\$345,000	\$296
2507S	954 sq ft	Mar 2024	\$300,000	\$314

## Market Information



Tao South: \$267/sq. ft.  
 Sunrise: \$285/sq. ft.  
 Sunrise: \$285/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Tao South 13%  
 Sunrise 3%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Tao South  
Sunrise  
Broward

48 days  
62 days  
70 days