

Unit 507 - Tao North

507 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11609809
 Status: Active
 Size: 954 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$315,000
 List PPSF: \$330
 Valuated Price: \$280,000
 Valuated PPSF: \$280

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: 5
 Number of active listings for sale: 12
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 3

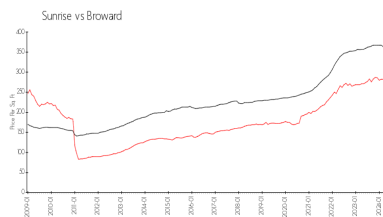
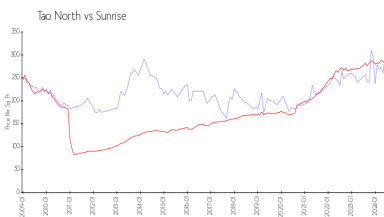
Building Association Information

Tao Condominium
 (954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302N	954 sq ft	Jul 2024	\$250,000	\$262
1708n	1,570 sq ft	Jun 2024	\$505,000	\$322
1408N	1,570 sq ft	May 2024	\$400,000	\$255
1704 N	1,271 sq ft	Apr 2024	\$370,000	\$291
1807N	954 sq ft	Apr 2024	\$299,900	\$314

Market Information



Tao North: \$298/sq. ft. Sunrise: \$285/sq. ft.
 Sunrise: \$285/sq. ft. Broward: \$349/sq. ft.

Inventory for Sale

Tao North 6%
 Sunrise 3%
 Broward 4%

Avg. Time to Close Over Last 12 Months



Tao North
Sunrise
Broward

107 days
62 days
70 days