

# Unit 1106 - Tao North

1106 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11611174  
 Status: Active  
 Size: 1,165 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$379,000  
 List PPSF: \$325  
 Valuated Price: \$389,000  
 Valuated PPSF: \$311

*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

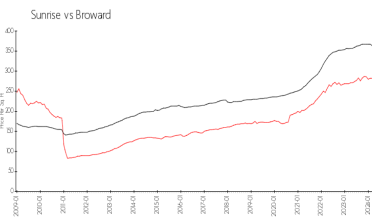
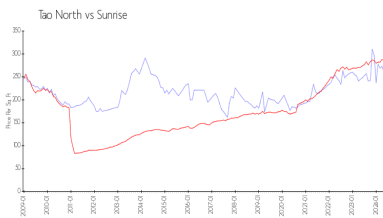
## Building Association Information

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