

Unit 1205 - Tao South

1205 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11612456
 Status: Active
 Size: 1,271 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 2 Or More Spaces, Additional Spaces Available, Assigned Parking
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking
 View:
 List Price: \$395,000
 List PPSF: \$311
 Valuated Price: \$335,000
 Valuated PPSF: \$248

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

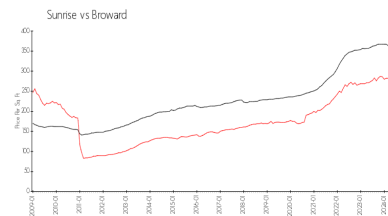
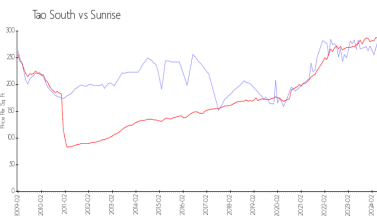
Building Association Information

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.

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 Broward: \$349/sq. ft.

Inventory for Sale

Tao South: 13%
 Sunrise: 3%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Tao South	48 days
Sunrise	62 days
Broward	70 days