

Unit 401 - Tao South

401 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11616002
Status:	Active
Size:	1,570 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$590,000
List PPSF:	\$376
Valuated Price:	\$398,000
Valuated PPSF:	\$234

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

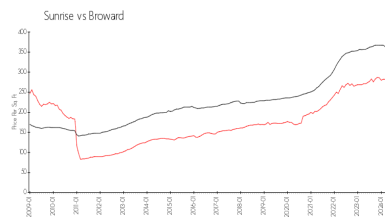
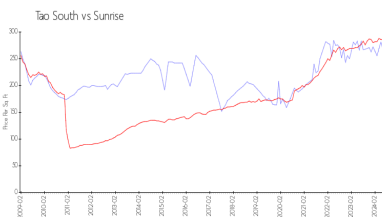
Building Association Information

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