

# Unit 2007 - Tao North

2007 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number:	A11630096
Status:	Active
Size:	954 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$305,000
List PPSF:	\$320
Valuated Price:	\$291,000
Valuated PPSF:	\$291

*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:	18
Building inventory for sale:	9%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

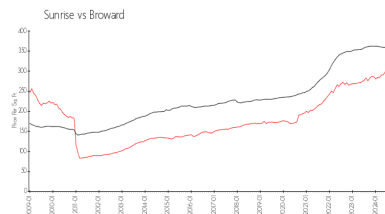
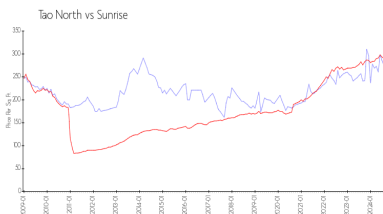
## Building Association Information

Tao Condominium  
(954) 837-0550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507N	954 sq ft	Nov 2024	\$280,000	\$294
2301N	1,546 sq ft	Aug 2024	\$492,000	\$318
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

## Market Information



Tao North:	\$269/sq. ft.	Sunrise:	\$282/sq. ft.
Sunrise:	\$282/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Tao North	9%
Sunrise	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Tao North	118 days
Sunrise	71 days
Broward	75 days

