

Unit 703 - Tao South

703 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11633789
 Status: Active
 Size: 1,165 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$340,000
 List PPSF: \$292
 Valuated Price: \$296,000
 Valuated PPSF: \$237

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: 31
 Building inventory for sale: 15%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

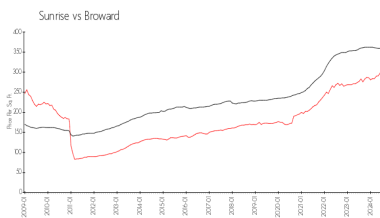
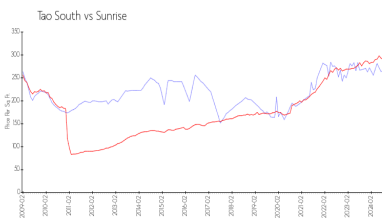
Building Association Information

Tao Condominium
 (954) 837-0550

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1107S | 954 sq ft | Nov 2024 | \$296,000 | \$310 |
| 2506S | 1,165 sq ft | Sep 2024 | \$385,000 | \$330 |
| 2201s | 1,570 sq ft | Sep 2024 | \$405,000 | \$258 |
| 1803S | 1,165 sq ft | Jul 2024 | \$340,000 | \$292 |
| 2705 S | | Jul 2024 | \$360,000 | |

Market Information



| | | | |
|------------|---------------|----------|---------------|
| Tao South: | \$268/sq. ft. | Sunrise: | \$282/sq. ft. |
| Sunrise: | \$282/sq. ft. | Broward: | \$339/sq. ft. |

Inventory for Sale

Tao South: 16%
 Sunrise: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Tao South: 59 days
 Sunrise: 69 days
 Broward: 74 days

