

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:	32
Building inventory for sale:	16%
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

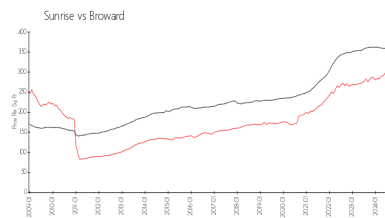
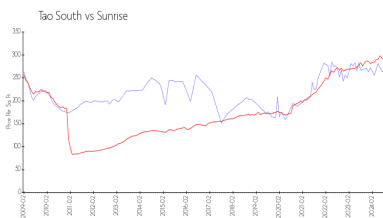
Building Association Information

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	70 days
Broward	74 days

