

# Unit 1701 - Tao South

1701 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11634443  
 Status: Active  
 Size: 1,570 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$448,000  
 List PPSF: \$285  
 Valuated Price: \$506,000  
 Valuated PPSF: \$299

*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: 30  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

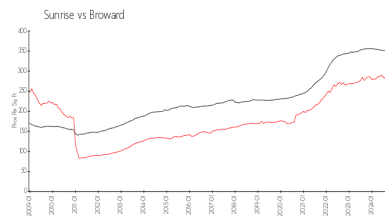
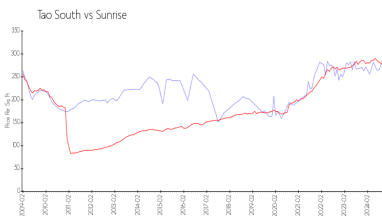
## Building Association Information

Tao Condominium  
 (954) 837-0550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
704	1,350 sq ft	Dec 2024	\$340,000	\$252
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: \$303/sq. ft.  
 Sunrise: \$272/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Tao South: 15%  
 Sunrise: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Tao South: 51 days  
 Sunrise: 73 days  
 Broward: 77 days

