

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

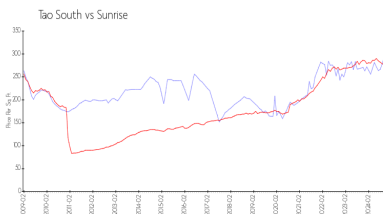
Building Association Information

Tao Condominium
(954) 837-0550

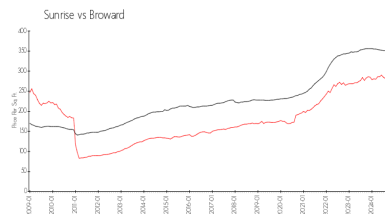
Recent Sales

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.



Sunrise: \$272/sq. ft.
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

