

# Unit 2305 - Tao North

2305 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11643560  
 Status: Active  
 Size: 1,271 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Electric Vehicle Charging Station  
 View:  
 List Price: \$373,999  
 List PPSF: \$294  
 Valuated Price: \$426,000  
 Valuated PPSF: \$316

*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: 16  
 Building inventory for sale: 8%  
 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: 2

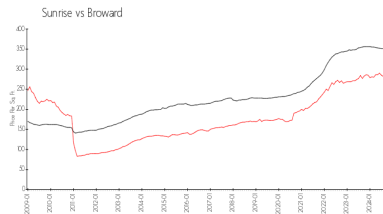
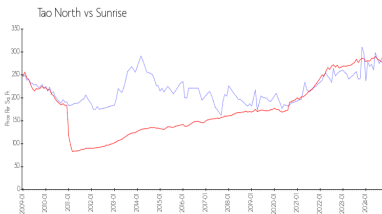
## Building Association Information

Tao Condominium  
 (954) 837-0550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903N	1,165 sq ft	Dec 2024	\$355,000	\$305
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

## Market Information



Tao North: \$298/sq. ft.      Sunrise: \$272/sq. ft.  
 Sunrise: \$272/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Tao North: 8%  
 Sunrise: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Tao North: 133 days  
 Sunrise: 73 days  
 Broward: 77 days

