

Unit 2406 - Tao North

2406 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11660278
Status:	Active
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$439,000
List PPSF:	\$377
Valuated Price:	\$396,000
Valuated PPSF:	\$317

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

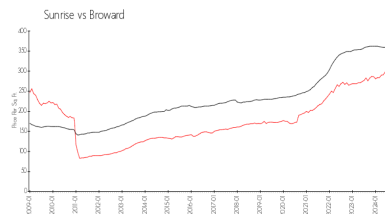
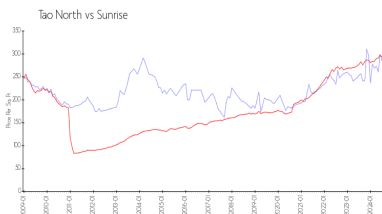
Building Association Information

Tao Condominium
(954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1408N	1,570 sq ft	May 2024	\$400,000	\$255

Market Information



Tao North:	\$269/sq. ft.	Sunrise:	\$282/sq. ft.
Sunrise:	\$282/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Tao North	8%
Sunrise	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tao North	119 days
Sunrise	69 days
Broward	74 days



Built in 2009 - 198 units - 26 floors