

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

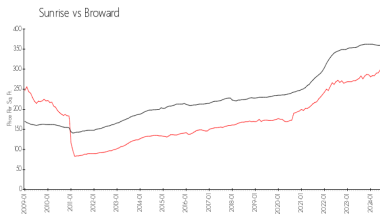
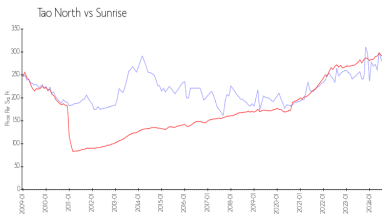
Building Association Information

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

