

Unit 1205 - Tao North

1205 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11663440
Status:	Expired
Size:	1,271 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$415,000
List PPSF:	\$327
Valuated Price:	\$335,000
Valuated PPSF:	\$248

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:	19
Building inventory for sale:	9%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

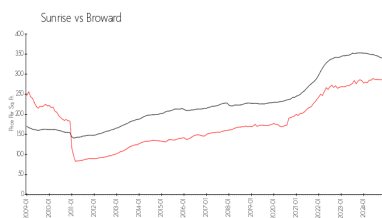
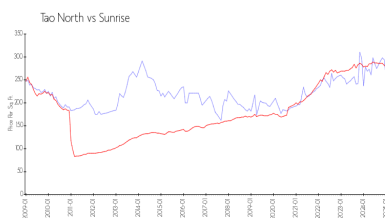
Building Association Information

Tao Condominium
(954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602N	954 sq ft	Feb 2025	\$320,000	\$335
2008N	1,570 sq ft	Jan 2025	\$470,000	\$299
2605N	1,271 sq ft	Jan 2025	\$360,000	\$283
1903N	1,165 sq ft	Dec 2024	\$355,000	\$305
507N	954 sq ft	Nov 2024	\$280,000	\$294

Market Information



Tao North:	\$259/sq. ft.	Sunrise:	\$267/sq. ft.
Sunrise:	\$267/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Tao North	10%
Sunrise	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Tao North	143 days
Sunrise	76 days
Broward	83 days

