

Unit 1205 - Tao North

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

Unit Information

MLS Number: A11663440
 Status: Active
 Size: 1,271 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$430,000
 List PPSF: \$338
 Valuated Price: \$383,000
 Valuated PPSF: \$284

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: 14
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

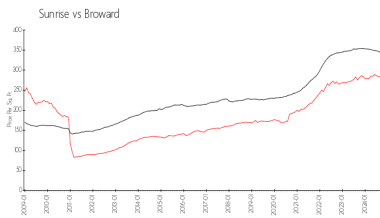
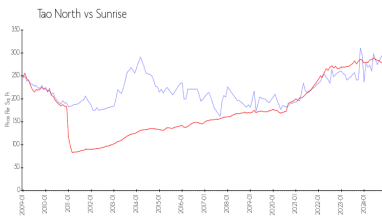
Building Association Information

Tao Condominium
 (954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2301N	1,546 sq ft	Aug 2024	\$492,000	\$318

Market Information



Tao North: \$296/sq. ft. Sunrise: \$277/sq. ft.
 Sunrise: \$277/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Tao North: 7%
 Sunrise: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Tao North: 129 days
 Sunrise: 70 days
 Broward: 78 days

