

Unit 2105 - Tao South

2105 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11665434
 Status: Active
 Size: 1,271 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 2
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:
 List Price: \$375,000
 List PPSF: \$295
 Valuated Price: \$364,000
 Valuated PPSF: \$270

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: 3
 Number of active listings for sale: 31
 Building inventory for sale: 15%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

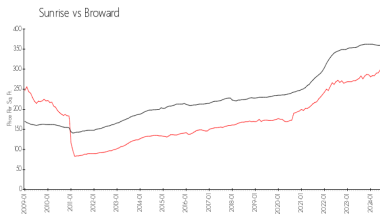
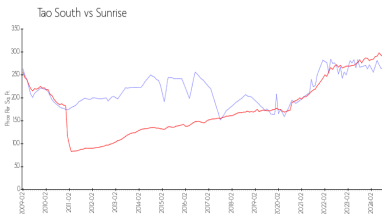
Building Association Information

Tao Condominium
 (954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1107S	954 sq ft	Nov 2024	\$296,000	\$310
2506S	1,165 sq ft	Sep 2024	\$385,000	\$330
2201s	1,570 sq ft	Sep 2024	\$405,000	\$258
1803S	1,165 sq ft	Jul 2024	\$340,000	\$292
2705 S		Jul 2024	\$360,000	

Market Information



Tao South: \$268/sq. ft. Sunrise: \$282/sq. ft.
 Sunrise: \$282/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

Tao South: 16%
 Sunrise: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Tao South: 59 days
 Sunrise: 69 days
 Broward: 74 days

