

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: 2
 Half Bathrooms:
 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: 32
 Building inventory for sale: 16%
 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

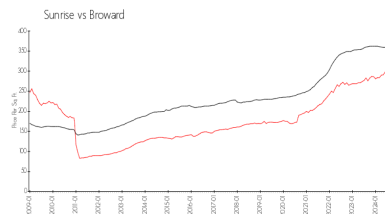
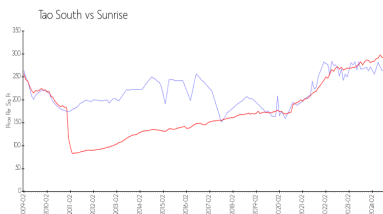
Building Association Information

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	70 days
Broward	74 days

