

Unit 906 - Tao South

906 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11682988
 Status: Active
 Size: 1,165 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Guest Parking,Parking-Under Building

View:
 List Price: \$340,000
 List PPSF: \$292
 Valuated Price: \$338,000
 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: 30
 Building inventory for sale: 15%
 Number of sales over the last 12 months: 26
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

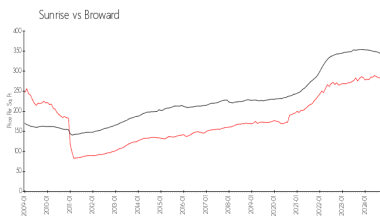
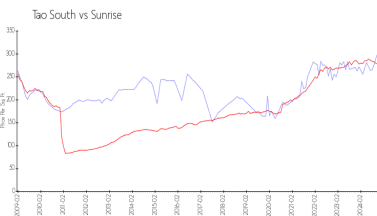
Building Association Information

Tao Condominium
 (954) 837-0550

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 704 | 1,350 sq ft | Dec 2024 | \$340,000 | \$252 |
| 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: \$270/sq. ft.
 Sunrise: \$277/sq. ft.

Sunrise: \$277/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Tao South: 15%
 Sunrise: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months



Tao South
Sunrise
Broward

51 days
72 days
78 days