

Unit 2601 - Tao North

2601 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11684987
 Status: Active
 Size: 1,546 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking
 View:
 List Price: \$490,000
 List PPSF: \$317
 Valuated Price: \$496,000
 Valuated PPSF: \$293

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: 18
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

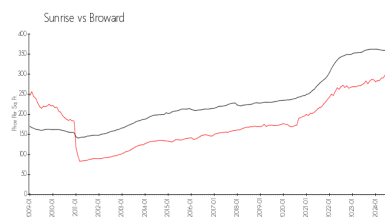
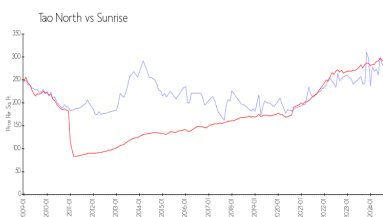
Building Association Information

Tao Condominium
 (954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507N	954 sq ft	Nov 2024	\$280,000	\$294
2301N	1,546 sq ft	Aug 2024	\$492,000	\$318
302N	954 sq ft	Jul 2024	\$250,000	\$262
1708n	1,570 sq ft	Jun 2024	\$505,000	\$322
1408N	1,570 sq ft	May 2024	\$400,000	\$255

Market Information



Tao North: \$269/sq. ft.
 Sunrise: \$282/sq. ft.
 Sunrise: \$282/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Tao North 9%
 Sunrise 4%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Tao North 118 days
 Sunrise 71 days
 Broward 75 days

