

Unit 1005 - Tao North

1005 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11689081
 Status: Active
 Size: 1,271 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Deeded Parking, Electric Vehicle Charging Station, Guest Parking

View:
 List Price: \$395,000
 List PPSF: \$311
 Valuated Price: \$376,000
 Valuated PPSF: \$279

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: 15
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

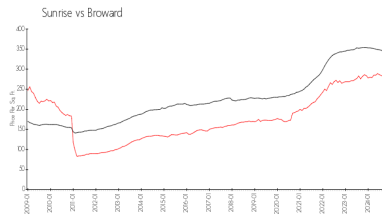
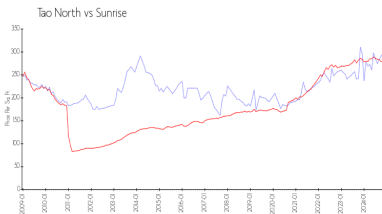
Building Association Information

Tao Condominium
 (954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
302N	954 sq ft	Jul 2024	\$250,000	\$262

Market Information



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

Inventory for Sale

Tao North: 8%
 Sunrise: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Tao North: 139 days
 Sunrise: 72 days
 Broward: 78 days

