

Unit TH4 - Tao South

TH4 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11787268
Status:	Active
Size:	1,778 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,2 Or More Spaces,Additional Spaces Available,Assigned Parking
View:	
List Price:	\$525,000
List PPSF:	\$295
Valuated Price:	\$452,000
Valuated PPSF:	\$278

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:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

Tao Condominium
(954) 837-0550

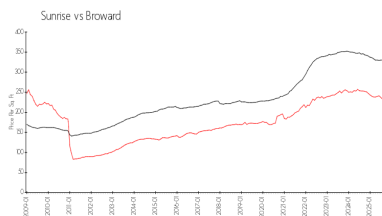
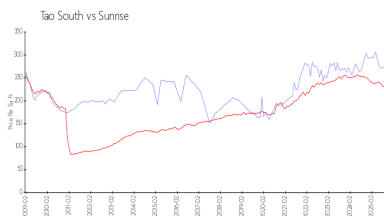
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703S	1,165 sq ft	Nov 2025	\$285,000	\$245
907S	954 sq ft	Oct 2025	\$258,000	\$270
1103S	1,165 sq ft	Sep 2025	\$325,000	\$279
302S	954 sq ft	Sep 2025	\$245,000	\$257
1904S	1,350 sq ft	Jul 2025	\$335,000	\$248

Market Information



Tao South:	\$258/sq. ft.	Sunrise:	\$220/sq. ft.
Sunrise:	\$220/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Tao South	16%
Sunrise	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tao South
Sunrise
Broward

113 days
80 days
88 days