

Unit 405 - Tao North

405 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11792197
Status:	Active
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$309,000
List PPSF:	\$265
Valuated Price:	\$275,000
Valuated PPSF:	\$220

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:	20
Building inventory for sale:	10%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

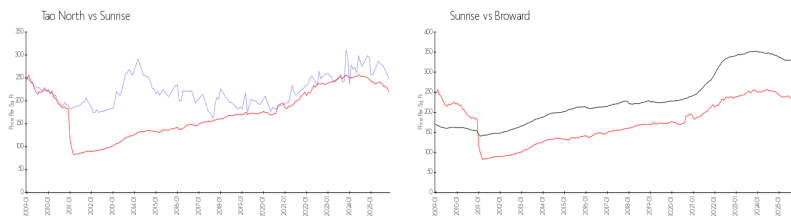
Tao Condominium
(954) 837-0550

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH7	1,860 sq ft	Nov 2025	\$428,000	\$230
1804N	1,350 sq ft	Sep 2025	\$340,000	\$252
301N	957 sq ft	Aug 2025	\$250,000	\$261
1608N	1,570 sq ft	May 2025	\$514,000	\$327
608N	1,700 sq ft	May 2025	\$450,000	\$265
2406N	1,165 sq ft	May 2025	\$380,000	\$326

Market Information



Tao North:	\$249/sq. ft.	Sunrise:	\$220/sq. ft.
Sunrise:	\$220/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Tao North	10%
Sunrise	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Tao North
Sunrise
Broward

103 days
80 days
88 days