

# Unit 1603 - Tao North

1603 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11826429  
 Status: Active  
 Size: 1,165 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking  
 View:  
 List Price: \$340,000  
 List PPSF: \$292  
 Valuated Price: \$292,000  
 Valuated PPSF: \$234

*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

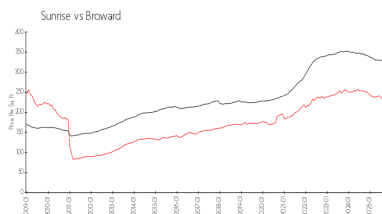
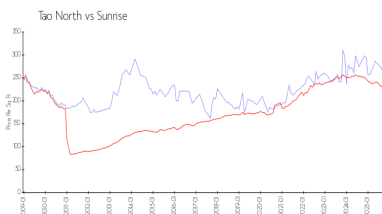
Tao Condominium  
 (954) 837-0550

<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	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Tao North  
Sunrise  
Broward

103 days  
80 days  
88 days