

Unit 402 - Tao South

402 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11838186
 Status: Active
 Size: 954 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking
 View:
 List Price: \$305,000
 List PPSF: \$320
 Valuated Price: \$232,000
 Valuated PPSF: \$232

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: 32
 Building inventory for sale: 16%
 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

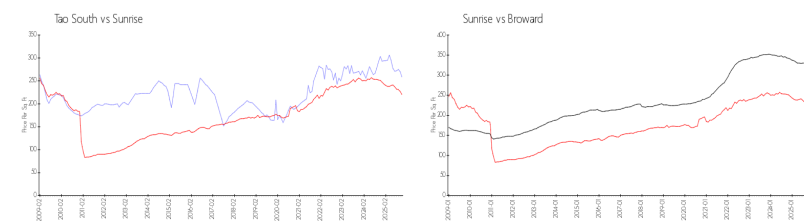
Tao Condominium
 (954) 837-0550

<https://>

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	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tao South	113 days
-----------	----------



Sunrise
Broward

80 days
88 days