

# Unit 1607 - Tao South

1607 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11917985  
 Status: Active  
 Size: 954 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Guest Parking

View:  
 List Price: \$279,900  
 List PPSF: \$293  
 Valuated Price: \$262,000  
 Valuated PPSF: \$262

*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

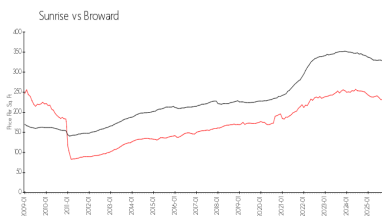
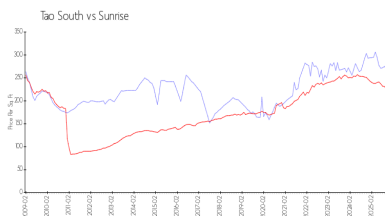
Tao Condominium  
 (954) 837-0550

<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



Built in 2009 - 198 units - 26 floors

Tao South  
Sunrise  
Broward

113 days  
80 days  
88 days