

Unit 1703 - Tao North

1703 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11927568
 Status: Active
 Size: 1,165 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$355,000
 List PPSF: \$305
 Valuated Price: \$295,000
 Valuated PPSF: \$236

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

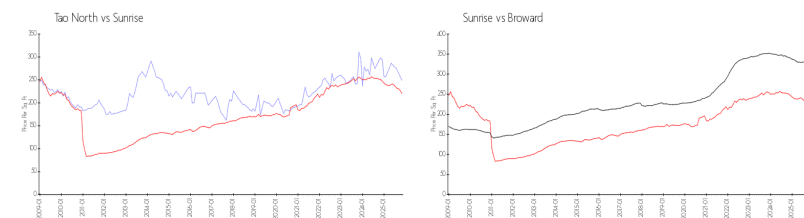
Tao Condominium
 (954) 837-0550

<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