Unit 1605 - Tao North

1605 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Built in 2009 - 198 units - 26 floors

Unit Information

MLS Number:	F10242353
Status:	Expired
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	Lagoon
List Price:	$250,000
List PPSF:	$185
Valuated Price:	$376,000
Valuated PPSF:	$279

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:	17
Building inventory for sale:	8%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

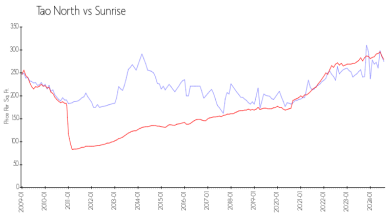
Building Association Information

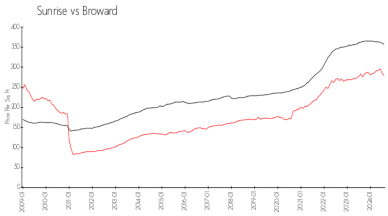
Tao Condominium
(954) 837-0550

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2301N	1,546 sq ft	Aug 2024	$492,000	$318
302N	954 sq ft	Jul 2024	$250,000	$262
1708n	1,570 sq ft	Jun 2024	$505,000	$322
1408N	1,570 sq ft	May 2024	$400,000	$255
1704 N	1,271 sq ft	Apr 2024	$370,000	$291
1807N	954 sq ft	Apr 2024	$299,900	$314

Market Information





Tao North:	$282/sq. ft.	Sunrise:	$279/sq. ft.
Sunrise:	$279/sq. ft.	Broward:	$351/sq. ft.

Inventory for Sale

Tao North	9%
Sunrise	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Tao North	119 days
Sunrise	64 days

Broward	73 days