

Unit TH1 - Tao North

TH1 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

| | |
|-----------------|----------------------------------|
| MLS Number: | F10448921 |
| Status: | Active |
| Size: | 1,775 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Covered Parking |
| View: | Garden View,Lake,Pool Area View |
| List Price: | \$515,000 |
| List PPSF: | \$290 |
| Valuated Price: | \$451,000 |
| Valuated PPSF: | \$282 |



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

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|--|-----|
| Number of units: | 198 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 14 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 3 |

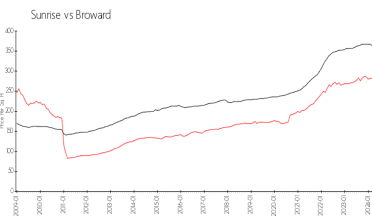
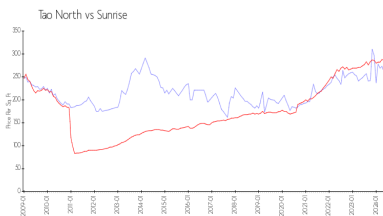
Building Association Information

Tao Condominium
(954) 837-0550

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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: | \$298/sq. ft. | Sunrise: | \$285/sq. ft. |
| Sunrise: | \$285/sq. ft. | Broward: | \$349/sq. ft. |

Inventory for Sale

| | |
|-----------|----|
| Tao North | 6% |
| Sunrise | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

Tao North
Sunrise
Broward

107 days
62 days
70 days