

# Unit 2201 - Tao South

2201 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number:	RX-10928064
Status:	Active
Size:	1,570 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Guest,Vehicle Restrictions
View:	Lake,Other,Pool
List Price:	\$449,000
List PPSF:	\$286
Valuated Price:	\$470,000
Valuated PPSF:	\$278

*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:	23
Building inventory for sale:	11%
Number of sales over the last 12 months:	40
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	9

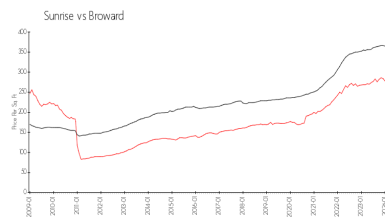
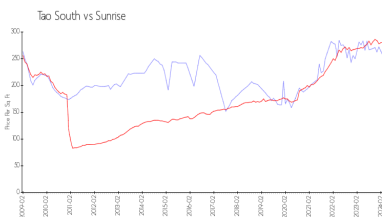
## Building Association Information

Tao Condominium  
(954) 837-0550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2607S	954 sq ft	May 2024	\$315,000	\$330
2306S	1,165 sq ft	Mar 2024	\$345,000	\$296
2507S	954 sq ft	Mar 2024	\$300,000	\$314
1007s	954 sq ft	Feb 2024	\$315,000	\$330
802S	954 sq ft	Feb 2024	\$299,000	\$313

## Market Information



Tao South:	\$268/sq. ft.	Sunrise:	\$285/sq. ft.
Sunrise:	\$285/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Tao South	12%
Sunrise	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Tao South  
Sunrise  
Broward

41 days  
56 days  
67 days