

# Unit 2105 - Tao North

2105 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: RX-11119187  
 Status: Active  
 Size: 1,271 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces,Assigned,Covered,Garage - Attached,Guest  
 View: City,Lake,Pool  
 List Price: \$450,000  
 List PPSF: \$354  
 Valuated Price: \$348,000  
 Valuated PPSF: \$258

*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

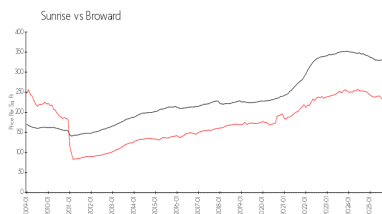
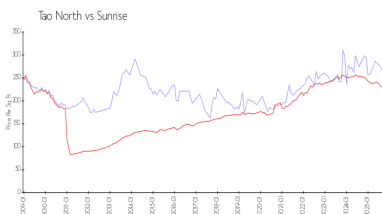
Tao Condominium  
 (954) 837-0550

<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   | 5%  |
| Broward   | 4%  |

## Avg. Time to Close Over Last 12 Months



Tao North  
Sunrise  
Broward

103 days  
80 days  
88 days