

# Unit TH4 - Tao North

TH4 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number:	A11439646
Status:	Active
Size:	1,778 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Guest Parking
View:	
List Price:	\$479,900
List PPSF:	\$270
Valuated Price:	\$419,000
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:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

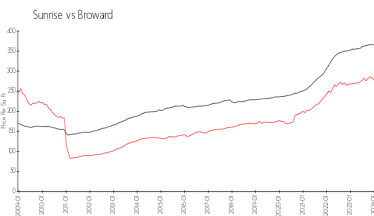
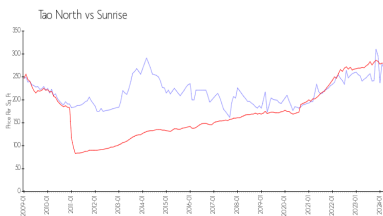
## Building Association Information

Tao Condominium  
(954) 837-0550

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1806N	1,165 sq ft	Mar 2024	\$330,000	\$283
1501N	1,546 sq ft	Mar 2024	\$493,000	\$319

## Market Information



Tao North:	\$273/sq. ft.	Sunrise:	\$285/sq. ft.
Sunrise:	\$285/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Tao North	6%
Sunrise	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Tao North  
Sunrise  
Broward

94 days  
56 days  
67 days