

Unit 1807 - Tao South

1807 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11442340
 Status: Active
 Size: 954 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking
 View:
 List Price: \$399,999
 List PPSF: \$419
 Valuated Price: \$278,000
 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

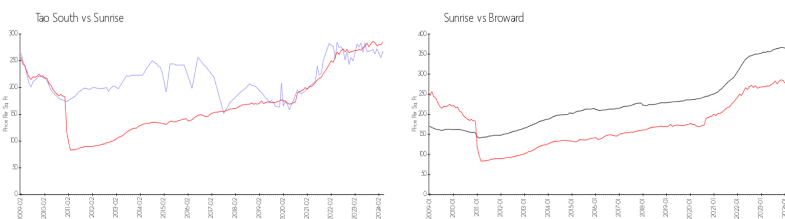
Building Association Information

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

42 days
56 days
67 days