

# Unit 302 - Tao North

302 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11467275  
 Status: Active  
 Size: 954 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Deeded Parking,Electric Vehicle Charging Station  
 View:  
 List Price: \$275,000  
 List PPSF: \$288  
 Valuated Price: \$239,000  
 Valuated PPSF: \$239

*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: 14  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 5

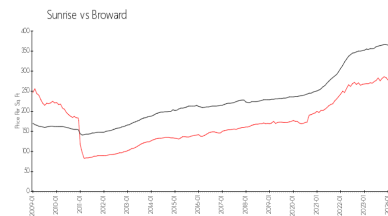
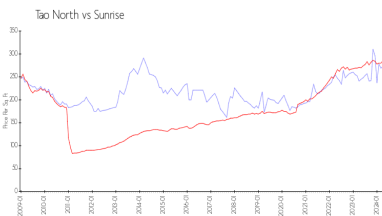
## Building Association Information

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	94 days
Sunrise	56 days
Broward	67 days