

Unit 2305 - Tao North

2305 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11509901
 Status: Active
 Size: 1,271 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking
 View:
 List Price: \$411,000
 List PPSF: \$323
 Valuated Price: \$390,000
 Valuated PPSF: \$289

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

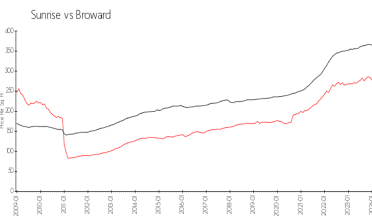
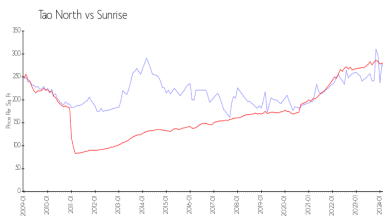
Building Association Information

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
Sunrise
Broward

94 days
56 days
67 days