

Unit 403 - Tao South

403 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

Unit Information

| | |
|-----------------|------------------------------------------------|
| MLS Number: | A11543185 |
| Status: | Active |
| Size: | 1,165 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Covered Parking,Guest Parking |
| View: | |
| List Price: | \$370,000 |
| List PPSF: | \$318 |
| Valuated Price: | \$301,000 |
| Valuated PPSF: | \$241 |

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: | 22 |
| Building inventory for sale: | 11% |
| Number of sales over the last 12 months: | 37 |
| Number of sales over the last 6 months: | 16 |
| Number of sales over the last 3 months: | 8 |

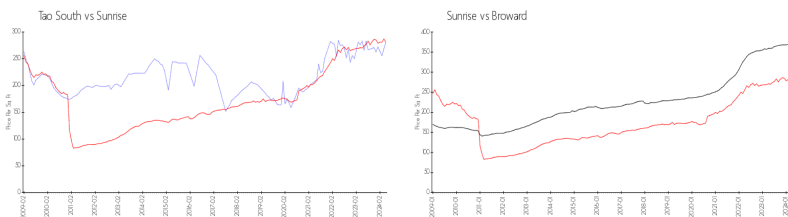
Building Association Information

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: | \$281/sq. ft. | Sunrise: | \$281/sq. ft. |
| Sunrise: | \$281/sq. ft. | Broward: | \$350/sq. ft. |

Inventory for Sale

| | |
|-----------|-----|
| Tao South | 11% |
| Sunrise | 3% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months



Tao South
Sunrise
Broward

44 days
59 days
68 days