

# Unit 1406 - Tao South

1406 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11557809  
 Status: Active  
 Size: 1,165 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Detached  
 View:  
 List Price: \$365,000  
 List PPSF: \$313  
 Valuated Price: \$349,000  
 Valuated PPSF: \$279

*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

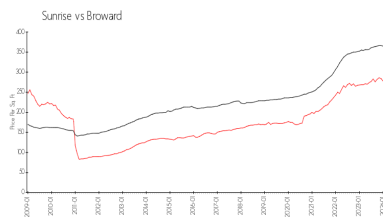
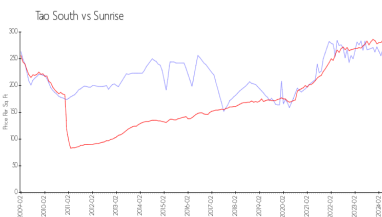
## Building Association Information

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