

# Unit PH1W - Avant Garde West

PH1W - 2017 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11549994
Status:	Active
Size:	1,360 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$599,000
List PPSF:	\$440
Valuated Price:	\$681,000
Valuated PPSF:	\$501

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:	140
Number of active listings for rent:	2
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

Avant Garde Condominium  
Association Inc  
(954) 454-7585

## Recent Sales

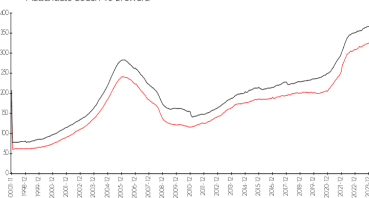
Unit #	Size	Closing Date	Sale Price	PPSF
208	1,270 sq ft	May 2024	\$350,000	\$276
908	1,270 sq ft	Jan 2024	\$465,000	\$366
302W	1,360 sq ft	Nov 2023	\$420,000	\$309
908	1,270 sq ft	Oct 2023	\$438,000	\$345

## Market Information

Avant Garde West vs Hallandale Beach



Hallandale Beach vs Broward



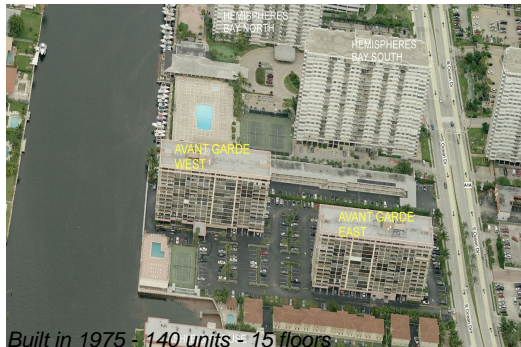
Avant Garde West: \$439/sq. ft.  
Hallandale Beach: \$325/sq. ft.

Hallandale Beach: \$325/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Avant Garde West	4%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Avant Garde West  
Hallandale Beach  
Broward

59 days  
76 days  
67 days