

# Unit 1107W - Avant Garde West

1107W - 2017 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11653974
Status:	Active
Size:	1,270 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$734,500
List PPSF:	\$578
Valuated Price:	\$499,000
Valuated PPSF:	\$393

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:	9
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

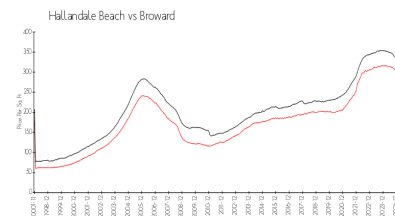
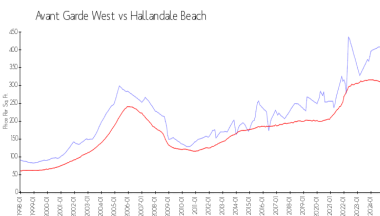
## Building Association Information

Avant Garde Condominium  
Association Inc  
(954) 454-7585

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907W	1,270 sq ft	Dec 2024	\$486,000	\$383
701	1,360 sq ft	Sep 2024	\$400,000	\$294
802	1,360 sq ft	Sep 2024	\$477,500	\$351
208	1,270 sq ft	May 2024	\$350,000	\$276

## Market Information



Avant Garde West:	\$417/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Avant Garde West	6%
Hallandale Beach	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Avant Garde West	79 days
Hallandale Beach	83 days
Broward	78 days

