

Unit 210E - Avant Garde East

210E - 2049 S Ocean Dr, Hallandale Beach, FL, Broward 33009



Unit Information

| | |
|-----------------|--|
| MLS Number: | A11759547 |
| Status: | Active |
| Size: | 1,360 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$399,000 |
| List PPSF: | \$293 |
| Valuated Price: | \$416,000 |
| Valuated PPSF: | \$306 |

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: | 139 |
| Number of active listings for rent: | 1 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

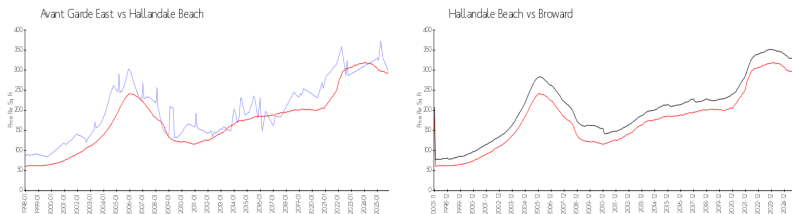
Avant Garde Condominium
Association Inc
(954) 454-7585

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1003 | 1,020 sq ft | Jun 2025 | \$282,000 | \$276 |
| 506 | 1,020 sq ft | Apr 2025 | \$335,000 | \$328 |
| 1208 | 1,270 sq ft | Mar 2025 | \$330,000 | \$260 |
| 1408E | 1,270 sq ft | Mar 2025 | \$365,000 | \$287 |
| 1106 | 1,020 sq ft | Feb 2025 | \$315,000 | \$309 |

Market Information



| | | | |
|-------------------|---------------|-------------------|---------------|
| Avant Garde East: | \$298/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach: | \$293/sq. ft. | Broward: | \$311/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Avant Garde East | 3% |
| Hallandale Beach | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

Avant Garde East
Hallandale Beach
Broward

73 days
102 days
88 days