

Unit 1206W - Avant Garde West

1206W - 1717 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11847004
Status:	Active
Size:	1,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Deeded Parking,Guest Parking
View:	
List Price:	\$577,000
List PPSF:	\$566
Valuated Price:	\$345,000
Valuated PPSF:	\$338

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:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

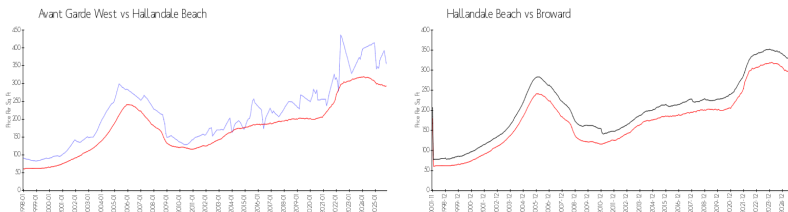
Avant Garde Condominium
Association Inc
(954) 454-7585

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1404	1,020 sq ft	Sep 2025	\$387,500	\$380
1205	1,020 sq ft	May 2025	\$340,000	\$333
505	1,020 sq ft	May 2025	\$299,900	\$294
1001	1,360 sq ft	Apr 2025	\$500,000	\$368
709	1,360 sq ft	Mar 2025	\$555,000	\$408
1407W	1,270 sq ft	Mar 2025	\$420,000	\$331

Market Information

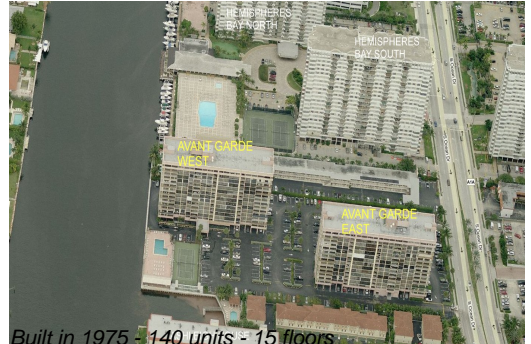


Avant Garde West:	\$355/sq. ft.	Hallandale Beach:	\$293/sq. ft.
Hallandale Beach:	\$293/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Avant Garde West	5%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Avant Garde West
Hallandale Beach
Broward

59 days
102 days
88 days