

Unit 401E - Avant Garde East

401E - 2049 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11860944
Status:	Active
Size:	1,360 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$660,000
List PPSF:	\$485
Valuated Price:	\$406,000
Valuated PPSF:	\$299

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

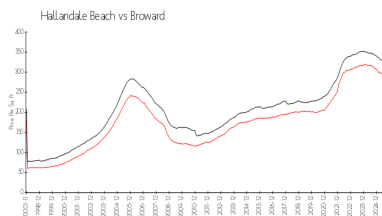
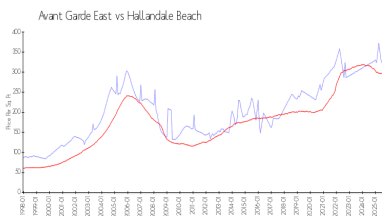
Avant Garde Condominium
Association Inc
(954) 454-7585

<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