

# Unit 1510W - Avant Garde West

1510W - 2017 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11900320
Status:	Active
Size:	1,360 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$679,000
List PPSF:	\$499
Valuated Price:	\$592,000
Valuated PPSF:	\$435

*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

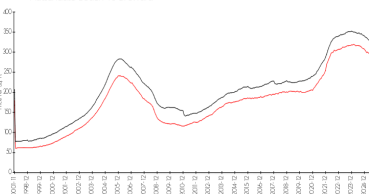
Unit #	Size	Closing Date	Sale Price	PPSF
1404	1,020 sq ft	Sep 2025	\$387,500	\$380
1205	1,020 sq ft	May 2025	\$340,000	\$333
505	1,020 sq ft	May 2025	\$299,900	\$294
1001	1,360 sq ft	Apr 2025	\$500,000	\$368
709	1,360 sq ft	Mar 2025	\$555,000	\$408
1407W	1,270 sq ft	Mar 2025	\$420,000	\$331

## Market Information

Avant Garde West vs Hallandale Beach



Hallandale Beach vs Broward



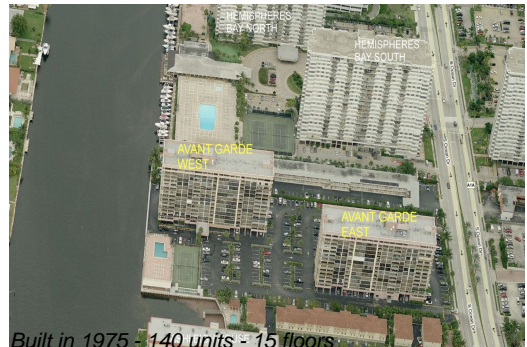
Avant Garde West: \$355/sq. ft.  
Hallandale Beach: \$293/sq. ft.

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

48 days  
102 days  
88 days