

# Unit 606W - Avant Garde West

606W - 2017 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11928439    |
| Status:         | Active       |
| Size:           | 1,020 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$343,500    |
| List PPSF:      | \$337        |
| Valuated Price: | \$325,000    |
| Valuated PPSF:  | \$319        |

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

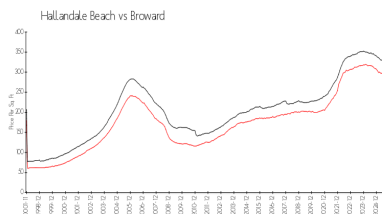
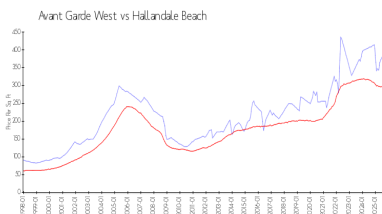
Avant Garde Condominium  
Association Inc  
(954) 454-7585

<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