

# Unit 1003E - Avant Garde East

1003E - 2049 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10442775  
 Status: Active  
 Size: 1,020 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Ocean View  
 List Price: \$415,000  
 List PPSF: \$407  
 Valuated Price: \$316,000  
 Valuated PPSF: \$310

*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: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

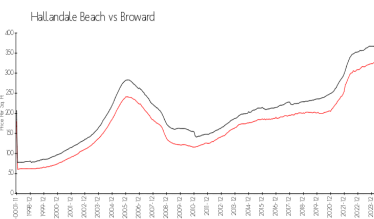
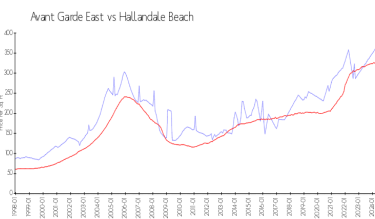
## Building Association Information

Avant Garde Condominium  
 Association Inc  
 (954) 454-7585

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH6	1,020 sq ft	May 2024	\$285,000	\$279

## Market Information



Avant Garde East:	\$371/sq. ft.	Hallandale Beach:	\$321/sq. ft.
Hallandale Beach:	\$321/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Avant Garde East: 2%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Avant Garde East: 55 days  
 Hallandale Beach: 74 days  
 Broward: 70 days

