. 04, 2004	
FORM & CURRENT REPOR TO SECTION 13 OF SECURITIES EXCHAN	T PURSUANT & 15(d) OF THE
 Date of Report (Date of Earliest B	
AVATAR HOLDI	
(Exact Name of Registrant as	Specified in its Charter)
Delawa	re
(State or Other Jurisdict	ion of Incorporation)
0-7616	23-1739078
(Commission File Number)	(I.R.S. Employer Identification No.
201 Alhambra Circle Coral Gables, Florida	33134
(Address of Principal Executive Offices)	(Zip Code)
(305) 442	-7000
(Desistant le Telenhere Numb	er, Including Area Code)

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(Former Name or Former Address, if Changed Since Last Report)

Item 9. Regulation FD Disclosure

The information furnished pursuant to Item 12, "Results of Operations and Financial Condition", is incorporated herein by reference.

Item 12. Results of Operations and Financial Condition

On August 4, 2004, Avatar Holdings Inc. issued a press release announcing its results for the quarter ended June 30, 2004. A copy of that press release is attached hereto as Exhibit 99.1 and is incorporated herein by reference.

The information in this report, including the exhibit hereto, shall not be deemed to be "filed" for the purposes of Section 18 of the Securities and Exchange Act of 1934, or otherwise subject to the liabilities of that Section. The information in this report, including the exhibit hereto, shall not be incorporated by reference into any filing of the registrant with the SEC, whether made before or after the date hereof, regardless of any general incorporation language in such filings (unless the registrant specifically states that the information or exhibit in this particular report is incorporated by reference).

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SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

AVATAR HOLDINGS INC.

By: /s/ Juanita I. Kerrigan Name: Juanita I. Kerrigan Title: Vice President and Secretary

Date: August 4, 2004