

# Unit 115-3A - Royal Park (101 - 121)

115-3A - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: A11595197  
 Status: Active  
 Size: 975 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking  
 View:  
 List Price: \$159,000  
 List PPSF: \$163  
 Valuated Price: \$192,000  
 Valuated PPSF: \$197

*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: 672  
 Number of active listings for rent: 0  
 Number of active listings for sale: 39  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 49  
 Number of sales over the last 6 months: 20  
 Number of sales over the last 3 months: 14

## Building Association Information

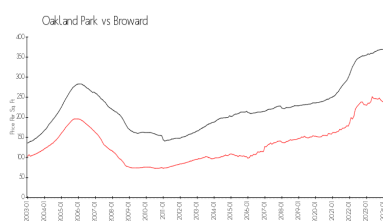
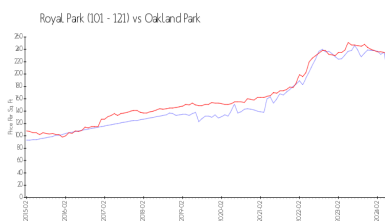
Royal Park Condominiums  
 Address: 119 Royal Park Dr # 1A,  
 Oakland Park, FL 33309,  
 Phone: +1 954-739-6300

<http://royalparkcondos.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1G	975 sq ft	Jun 2024	\$242,000	\$248
1G	975 sq ft	Jun 2024	\$175,000	\$179
2D	750 sq ft	Jun 2024	\$175,000	\$233
3H	975 sq ft	May 2024	\$204,455	\$210
1B	975 sq ft	May 2024	\$168,700	\$173
3A	975 sq ft	May 2024	\$197,500	\$203
2A	975 sq ft	May 2024	\$195,000	\$200
3D	750 sq ft	May 2024	\$160,000	\$213

## Market Information



Royal Park (101 - 121):	\$196/sq. ft.	Oakland Park:	\$233/sq. ft.
Oakland Park:	\$233/sq. ft.	Broward:	\$351/sq. ft.



### **Inventory for Sale**

Royal Park (101 - 121)	6%
Oakland Park	4%
Broward	4%

### **Avg. Time to Close Over Last 12 Months**

Royal Park (101 - 121)	41 days
Oakland Park	52 days
Broward	69 days