

# Unit 107-2H - Royal Park (101 - 121)

107-2H - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11595289   |
| 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:     | \$199,000   |
| List PPSF:      | \$204   |
| Valuated Price: | \$191,000   |
| Valuated PPSF:  | \$196   |

*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:      | 38  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 49  |
| Number of sales over the last 6 months:  | 21  |
| Number of sales over the last 3 months:  | 15  |

## Building Association Information

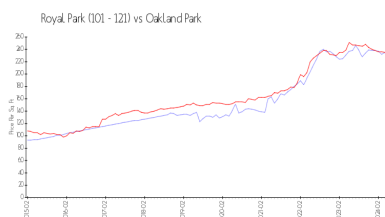
Royal Park Condominiums  
Address: 119 Royal Park Dr # 1A,  
Oakland Park, FL 33309,  
Phone: +1 954-739-6300

<http://royalparkcondos.com/>

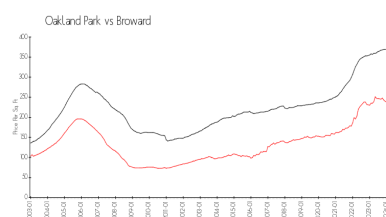
## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 1B     | 975 sq ft | Jun 2024     | \$200,000  | \$205 |
| 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 |

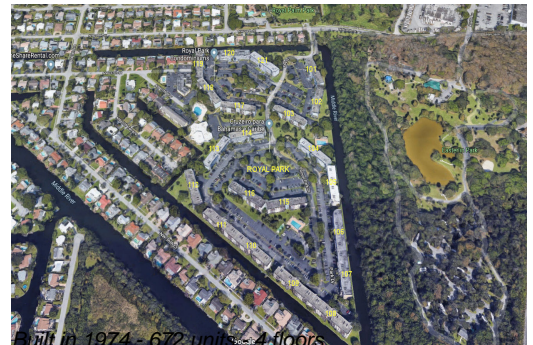
## Market Information



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) | 42 days |
| Oakland Park           | 52 days |
| Broward                | 69 days |