

Unit 8041 Southgate Blvd # H1 - Royale Gardens

8041 Southgate Blvd # H1 - 7901 Southgate Blvd, North Lauderdale, FL, Broward 33068

Unit Information

MLS Number: A11931678
 Status: Active
 Size: 1,010 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View:
 List Price: \$249,000
 List PPSF: \$247
 Valuated Price: \$248,000
 Valuated PPSF: \$246

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.

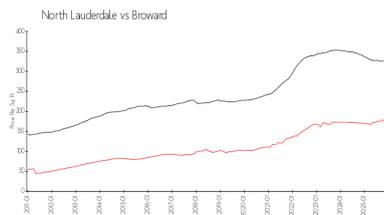
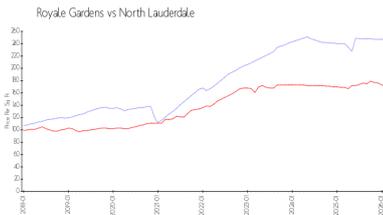
Building Information

Number of units: 144
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H4	1,010 sq ft	Jun 2025	\$250,000	\$248
B1	1,010 sq ft	May 2025	\$230,000	\$228
I3	1,010 sq ft	May 2025	\$230,000	\$228
F8	1,010 sq ft	May 2025	\$230,000	\$228

Market Information



Royale Gardens: \$247/sq. ft. North Lauderdale: \$170/sq. ft.
 North Lauderdale: \$170/sq. ft. Broward: \$306/sq. ft.

Inventory for Sale

Royale Gardens: 3%
 North Lauderdale: 4%
 Broward: 6%

Avg. Time to Close Over Last 12 Months

Royale Gardens: 114 days
 North Lauderdale: 75 days
 Broward: 89 days

