

# Unit 111-3F - Royal Park (101 - 121)

111-3F - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10412699
Status:	Active
Size:	975 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Water View
List Price:	\$248,000
List PPSF:	\$254
Valuated Price:	\$230,000
Valuated PPSF:	\$236

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:	43
Building inventory for sale:	6%
Number of sales over the last 12 months:	50
Number of sales over the last 6 months:	20
Number of sales over the last 3 months:	11

## Building Association Information

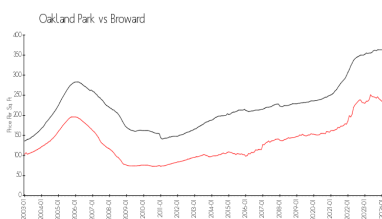
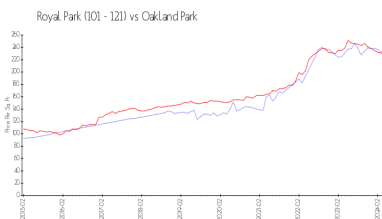
Royal Park Condominiums  
 Address: 119 Royal Park Dr # 1A,  
 Oakland Park, FL 33309,  
 Phone: +1 954-739-6300

<http://royalparkcondos.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4E	750 sq ft	Apr 2024	\$173,500	\$231
3B	975 sq ft	Apr 2024	\$219,000	\$225
2F	975 sq ft	Apr 2024	\$231,900	\$238
3A	975 sq ft	Apr 2024	\$242,000	\$248
1c	975 sq ft	Mar 2024	\$205,000	\$210
3F	975 sq ft	Mar 2024	\$205,000	\$210
3A	975 sq ft	Mar 2024	\$275,000	\$282
1D	750 sq ft	Mar 2024	\$187,000	\$249
4C	975 sq ft	Mar 2024	\$200,000	\$205

## Market Information



Royal Park (101 - 121):	\$235/sq. ft.	Oakland Park:	\$229/sq. ft.
Oakland Park:	\$229/sq. ft.	Broward:	\$348/sq. ft.



### **Inventory for Sale**

Royal Park (101 - 121)	6%
Oakland Park	4%
Broward	3%

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

Royal Park (101 - 121)	30 days
Oakland Park	45 days
Broward	66 days