

Unit 113-4F - Royal Park (101 - 121)

113-4F - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

Unit Information

| | |
|-----------------|------------------------------------|
| MLS Number: | F10416810 |
| Status: | Active |
| Size: | 975 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Canal, Club Area View, Garden View |
| List Price: | \$229,000 |
| List PPSF: | \$235 |
| Valuated Price: | \$232,000 |
| Valuated PPSF: | \$238 |

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: | 44 |
| Building inventory for sale: | 6% |
| 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: | 12 |

Building Association Information

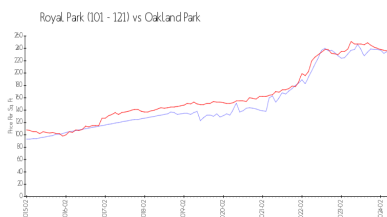
Royal Park Condominiums
Address: 119 Royal Park Dr # 1A,
Oakland Park, FL 33309,
Phone: +1 954-739-6300

<http://royalparkcondos.com/>

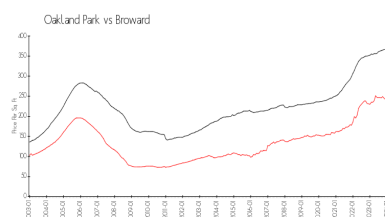
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 2A | 975 sq ft | May 2024 | \$195,000 | \$200 |
| 3D | 750 sq ft | May 2024 | \$160,000 | \$213 |
| 4E | 750 sq ft | Apr 2024 | \$164,000 | \$219 |
| 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 |

Market Information

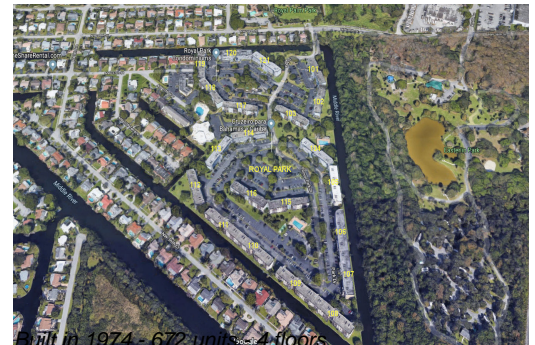


Royal Park (101 - 121): \$235/sq. ft.
Oakland Park: \$236/sq. ft.



Oakland Park: \$236/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale



| | |
|------------------------|----|
| Royal Park (101 - 121) | 7% |
| Oakland Park | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| Royal Park (101 - 121) | 30 days |
| Oakland Park | 47 days |
| Broward | 67 days |