

Unit 109-4F - Royal Park (101 - 121)

109-4F - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	F10419147
Status:	Active
Size:	975 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Canal
List Price:	\$245,000
List PPSF:	\$251
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

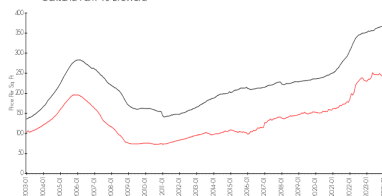
Unit #	Size	Closing Date	Sale Price	PPSF
2A	975 sq ft	May 2024	\$195,000	\$200
3D	750 sq ft	May 2024	\$160,000	\$213
4E	750 sq ft	Apr 2024	\$164,000	\$219
4E	750 sq ft	Apr 2024	\$173,500	\$231
3B	975 sq ft	Apr 2024	\$219,000	\$225
2F	975 sq ft	Apr 2024	\$231,900	\$238
3A	975 sq ft	Apr 2024	\$242,000	\$248

Market Information

Royal Park (101 - 121) vs Oakland Park



Oakland Park vs Broward



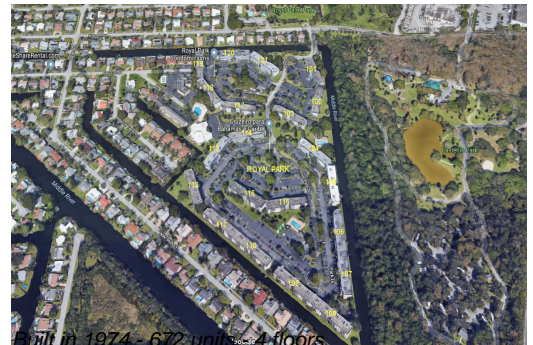
Royal Park (101 - 121): \$235/sq. ft.

Oakland Park: \$236/sq. ft.

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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