

# Unit 117-3F - Royal Park (101 - 121)

117-3F - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: F10428167  
 Status: Active  
 Size: 975 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Garden View, Other View  
 List Price: \$189,900  
 List PPSF: \$195  
 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

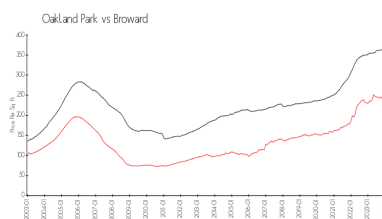
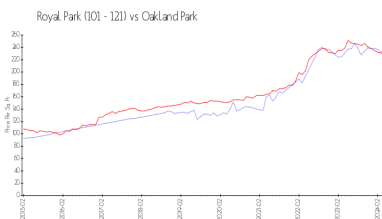
Royal Park Condominiums  
 Address: 119 Royal Park Dr # 1A,  
 Oakland Park, FL 33309,  
 Phone: +1 954-739-6300

<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