

# Unit 101-1A - Royal Park (101 - 121)

101-1A - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10437201
Status:	Active
Size:	975 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Canal
List Price:	\$184,900
List PPSF:	\$190
Valuated Price:	\$216,000
Valuated PPSF:	\$222

*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:	34
Building inventory for sale:	5%
Number of sales over the last 12 months:	48
Number of sales over the last 6 months:	27
Number of sales over the last 3 months:	12

## Building Association Information

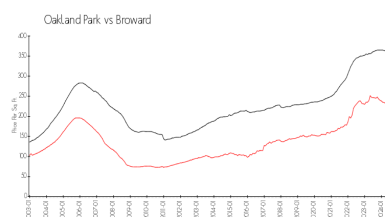
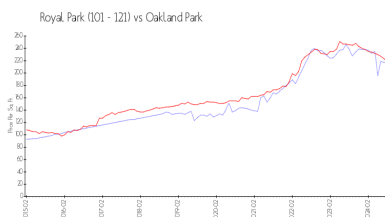
Royal Park Condominiums  
Address: 119 Royal Park Dr # 1A,  
Oakland Park, FL 33309,  
Phone: +1 954-739-6300

<http://royalparkcondos.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2H	975 sq ft	Sep 2024	\$175,000	\$179
2B	975 sq ft	Sep 2024	\$170,000	\$174
4E	750 sq ft	Sep 2024	\$179,999	\$240
4C	975 sq ft	Sep 2024	\$165,000	\$169
3H	975 sq ft	Aug 2024	\$203,000	\$208
3F	975 sq ft	Aug 2024	\$235,000	\$241
3A	975 sq ft	Aug 2024	\$200,000	\$205
3G	975 sq ft	Aug 2024	\$197,888	\$203
2D	775 sq ft	Aug 2024	\$171,000	\$221

## Market Information



Royal Park (101 - 121): \$225/sq. ft.  
Oakland Park: \$218/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale



Royal Park (101 - 121)	5%
Oakland Park	4%
Broward	4%

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

Royal Park (101 - 121)	64 days
Oakland Park	63 days
Broward	72 days