

# Unit 104-2B - Royal Park (101 - 121)

104-2B - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10439212
Status:	Active
Size:	975 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal
List Price:	\$219,000
List PPSF:	\$225
Valuated Price:	\$191,000
Valuated PPSF:	\$196

*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:	39
Building inventory for sale:	5%
Number of sales over the last 12 months:	49
Number of sales over the last 6 months:	20
Number of sales over the last 3 months:	14

## Building Association Information

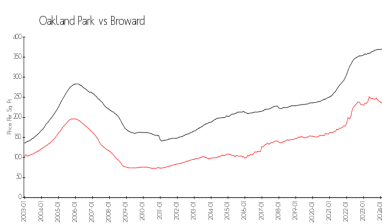
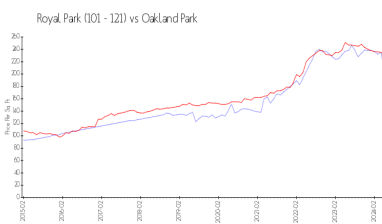
Royal Park Condominiums  
 Address: 119 Royal Park Dr # 1A,  
 Oakland Park, FL 33309,  
 Phone: +1 954-739-6300

<http://royalparkcondos.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1G	975 sq ft	Jun 2024	\$242,000	\$248
1G	975 sq ft	Jun 2024	\$175,000	\$179
2D	750 sq ft	Jun 2024	\$175,000	\$233
3H	975 sq ft	May 2024	\$204,455	\$210
1B	975 sq ft	May 2024	\$168,700	\$173
3A	975 sq ft	May 2024	\$197,500	\$203
2A	975 sq ft	May 2024	\$195,000	\$200
3D	750 sq ft	May 2024	\$160,000	\$213

## Market Information



Royal Park (101 - 121):	\$196/sq. ft.	Oakland Park:	\$233/sq. ft.
Oakland Park:	\$233/sq. ft.	Broward:	\$351/sq. ft.



### **Inventory for Sale**

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

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

Royal Park (101 - 121)	41 days
Oakland Park	52 days
Broward	69 days