

Unit 106-3G - Royal Park (101 - 121)

106-3G - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	F10441567
Status:	Withdrawn
Size:	975 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Garden View
List Price:	\$274,000
List PPSF:	\$281
Valuated Price:	\$220,000
Valuated PPSF:	\$226

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

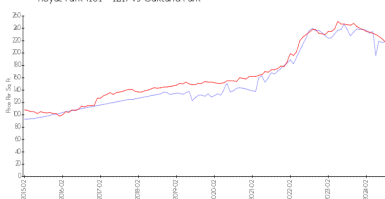
<http://royalparkcondos.com/>

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

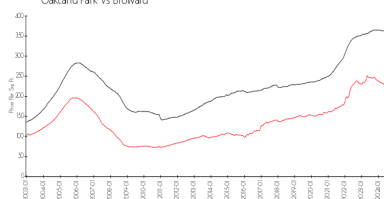
Market Information

Royal Park (101 - 121) vs Oakland Park



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

Oakland Park vs Broward



Oakland Park: \$218/sq. ft.
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