

# Unit 117-4A - Royal Park (101 - 121)

117-4A - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: F10453294  
 Status: Active  
 Size: 975 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Club Area View  
 List Price: \$196,500  
 List PPSF: \$202  
 Valuated Price: \$188,000  
 Valuated PPSF: \$193

*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: 27  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 47  
 Number of sales over the last 6 months: 27  
 Number of sales over the last 3 months: 13

## Building Association Information

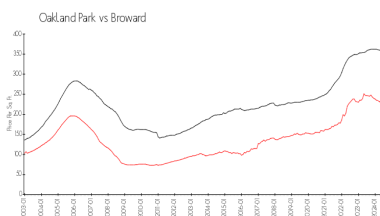
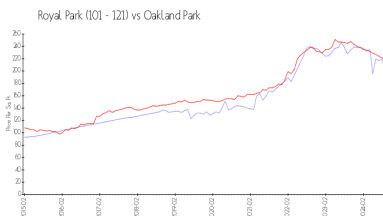
Royal Park Condominiums  
 Address: 119 Royal Park Dr # 1A,  
 Oakland Park, FL 33309,  
 Phone: +1 954-739-6300

<http://royalparkcondos.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2c	975 sq ft	Nov 2024	\$132,000	\$135
2D	750 sq ft	Nov 2024	\$136,500	\$182
4F	975 sq ft	Nov 2024	\$207,000	\$212
1E		Nov 2024	\$180,000	
1G	975 sq ft	Nov 2024	\$222,222	\$228

## Market Information



Royal Park (101 - 121):	\$190/sq. ft.	Oakland Park:	\$220/sq. ft.
Oakland Park:	\$220/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

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



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

Royal Park (101 - 121)	67 days
Oakland Park	64 days
Broward	74 days