

# Unit 102-1A - Royal Park (101 - 121)

102-1A - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10461368
Status:	Active
Size:	975 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Garden View,Water View
List Price:	\$249,900
List PPSF:	\$256
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:	29
Building inventory for sale:	4%
Number of sales over the last 12 months:	50
Number of sales over the last 6 months:	25
Number of sales over the last 3 months:	13

## Building Association Information

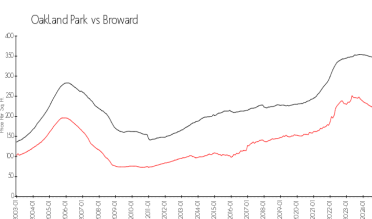
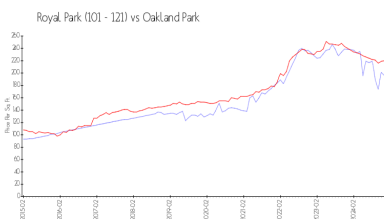
Royal Park Condominiums  
 Address: 119 Royal Park Dr # 1A,  
 Oakland Park, FL 33309,  
 Phone: +1 954-739-6300

<http://royalparkcondos.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4F	975 sq ft	Jan 2025	\$195,000	\$200
3E	750 sq ft	Dec 2024	\$183,500	\$245
3A	975 sq ft	Dec 2024	\$135,650	\$139
1B	975 sq ft	Dec 2024	\$225,900	\$232
4D	750 sq ft	Dec 2024	\$158,000	\$211
3D	750 sq ft	Dec 2024	\$143,000	\$191
3F	975 sq ft	Dec 2024	\$160,000	\$164
2E	750 sq ft	Dec 2024	\$169,000	\$225
1G	975 sq ft	Dec 2024	\$160,000	\$164

## Market Information



Royal Park (101 - 121): \$199/sq. ft.  
 Oakland Park: \$220/sq. ft.

Oakland Park: \$220/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale



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

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

Royal Park (101 - 121)	79 days
Oakland Park	71 days
Broward	78 days