

# Unit 121-4D - Royal Park (101 - 121)

121-4D - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10464903
Status:	Pending
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Garden View,Lake
List Price:	\$169,900
List PPSF:	\$227
Valuated Price:	\$151,000
Valuated PPSF:	\$201

*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:	26
Number of sales over the last 3 months:	13

## Building Association Information

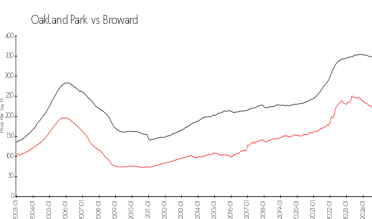
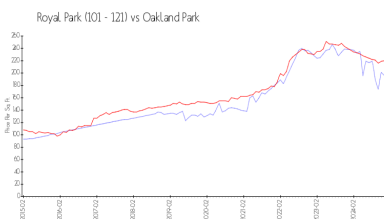
Royal Park Condominiums  
 Address: 119 Royal Park Dr # 1A,  
 Oakland Park, FL 33309,  
 Phone: +1 954-739-6300

<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