

# Unit 111-4H - Royal Park (101 - 121)

111-4H - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: F10471622  
 Status: Active  
 Size: 975 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Canal  
 List Price: \$275,000  
 List PPSF: \$282  
 Valuated Price: \$196,000  
 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: 28  
 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: 16

## Building Association Information

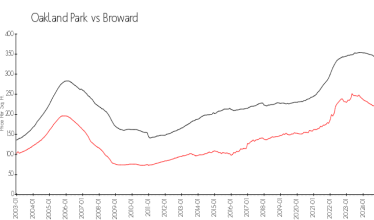
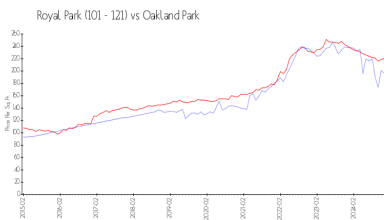
Royal Park Condominiums  
 Address: 119 Royal Park Dr # 1A,  
 Oakland Park, FL 33309,  
 Phone: +1 954-739-6300

<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	70 days
Broward	78 days