

# Unit 113-3A - Royal Park (101 - 121)

113-3A - 101 Royal Park Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10427610
Status:	Active
Size:	975 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$265,000
List PPSF:	\$272
Valuated Price:	\$230,000
Valuated PPSF:	\$236

*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:	44
Building inventory for sale:	6%
Number of sales over the last 12 months:	49
Number of sales over the last 6 months:	20
Number of sales over the last 3 months:	12

## Building Association Information

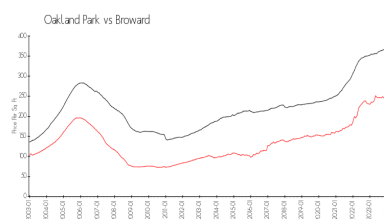
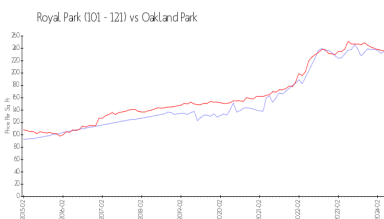
Royal Park Condominiums  
 Address: 119 Royal Park Dr # 1A,  
 Oakland Park, FL 33309,  
 Phone: +1 954-739-6300

<http://royalparkcondos.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2A	975 sq ft	May 2024	\$195,000	\$200
3D	750 sq ft	May 2024	\$160,000	\$213
4E	750 sq ft	Apr 2024	\$164,000	\$219
4E	750 sq ft	Apr 2024	\$173,500	\$231
3B	975 sq ft	Apr 2024	\$219,000	\$225
2F	975 sq ft	Apr 2024	\$231,900	\$238
3A	975 sq ft	Apr 2024	\$242,000	\$248

## Market Information



Royal Park (101 - 121):	\$235/sq. ft.	Oakland Park:	\$236/sq. ft.
Oakland Park:	\$236/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale



Royal Park (101 - 121)	7%
Oakland Park	4%
Broward	4%

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

Royal Park (101 - 121)	30 days
Oakland Park	47 days
Broward	67 days