

Unit 603 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

603 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number:	A11340815
Status:	Active
Size:	1,801 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$385,000
List PPSF:	\$214
Valuated Price:	\$406,000
Valuated PPSF:	\$225

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:	149
Number of active listings for rent:	13
Number of active listings for sale:	10
Building inventory for sale:	6%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

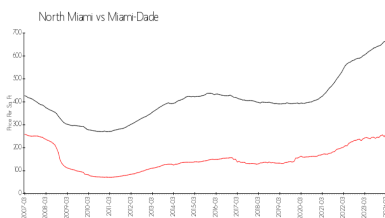
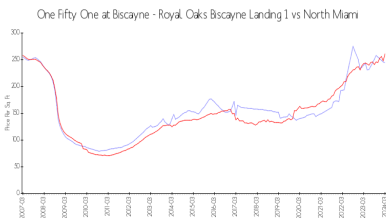
Building Association Information

Biscayne Landing
 Property Management Company
 15051 Royal Oak Ln North Miami, FL 33181
 786-629-5148

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	1,763 sq ft	Mar 2024	\$495,000	\$281
704	1,743 sq ft	Feb 2024	\$350,000	\$201
303	1,801 sq ft	Oct 2023	\$439,900	\$244
602	1,603 sq ft	Oct 2023	\$360,000	\$225
904	1,743 sq ft	Aug 2023	\$325,000	\$186

Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1:	\$244/sq. ft.	North Miami:	\$261/sq. ft.
North Miami:	\$261/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale



One Fifty One at Biscayne - Royal Oaks	7%
Biscayne Landing 1	
North Miami	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	89 days
Biscayne Landing 1	
North Miami	75 days
Miami-Dade	80 days