

# Unit 1202 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

1202 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11354657  
 Status: Active  
 Size: 1,603 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$425,000  
 List PPSF: \$265  
 Valuated Price: \$383,000  
 Valuated PPSF: \$239

*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: 11  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

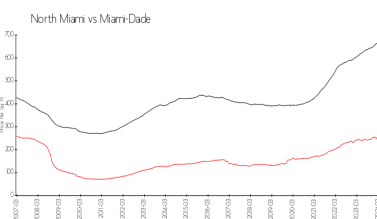
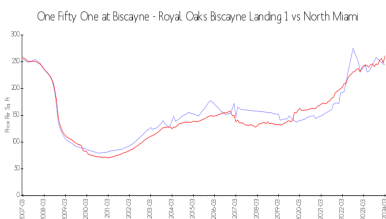
## Building Association Information

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:  
 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	77 days
Miami-Dade	81 days