

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: \$364,000
 Valuated PPSF: \$227

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: 9
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

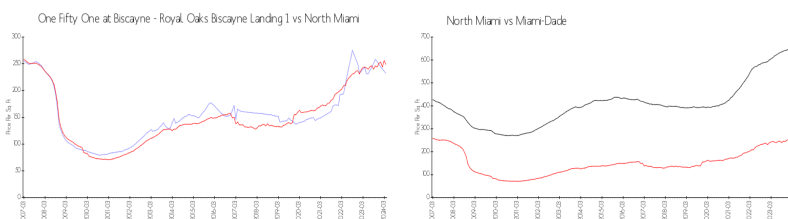
Building Association Information

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



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|--|---------------|--------------|---------------|
| One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1: | \$232/sq. ft. | North Miami: | \$248/sq. ft. |
| North Miami: | \$248/sq. ft. | Miami-Dade: | \$698/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 | 94 days |
| Biscayne Landing 1 | |
| North Miami | 80 days |
| Miami-Dade | 81 days |