

# Unit 503 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

503 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11424867
Status:	Active
Size:	1,801 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space, Detached
View:	
List Price:	\$460,000
List PPSF:	\$255
Valuated Price:	\$414,000
Valuated PPSF:	\$230

*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:	8
Building inventory for sale:	5%
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:	3

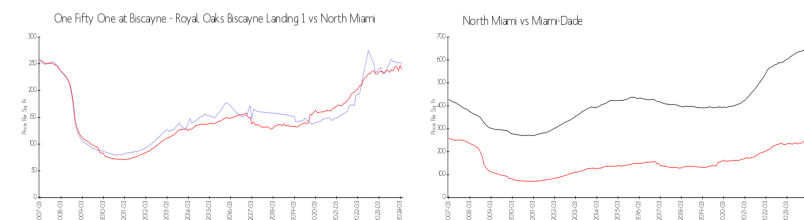
## Building Association Information

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
802	1,603 sq ft	Apr 2024	\$380,000	\$237
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

## Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1:	\$251/sq. ft.	North Miami:	\$239/sq. ft.
North Miami:	\$239/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale



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

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

One Fifty One at Biscayne - Royal Oaks	97 days
Biscayne Landing 1	
North Miami	80 days
Miami-Dade	81 days