

# Unit 502 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

502 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11485930
Status:	Active
Size:	1,603 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$379,000
List PPSF:	\$236
Valuated Price:	\$340,000
Valuated PPSF:	\$212

*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

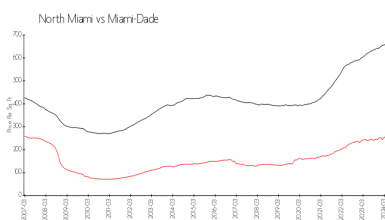
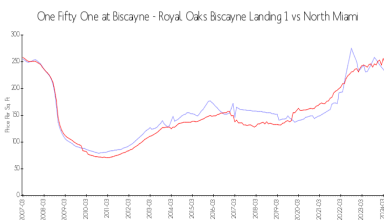
## Building Association Information

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



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