

Unit 203 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

203 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

Unit Information

MLS Number: A11503471
 Status: Active
 Size: 1,834 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$390,000
 List PPSF: \$213
 Valuated Price: \$387,000
 Valuated PPSF: \$211

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: 224
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

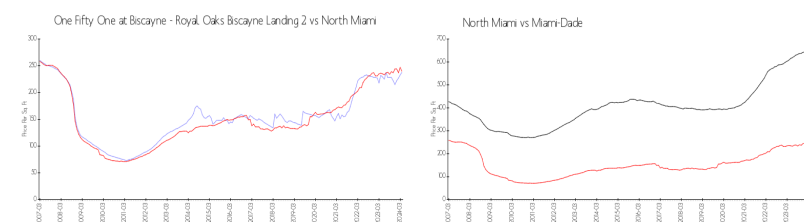
Building Association Information

ONE FIFTY ONE AT BISCAYNE
 CONDOMINIUM ASSOCIATION, INC.
 15051 ROYAL OAKS LANE, SUITE #103,
 NORTH MIAMI, FL. 33181
 TEL 786.629.5424
 FAX 786.888.5892

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2409	2,385 sq ft	May 2024	\$755,000	\$317
1709	2,385 sq ft	Apr 2024	\$699,000	\$293
1701	2,048 sq ft	Feb 2024	\$500,000	\$244
2505	1,603 sq ft	Feb 2024	\$360,000	\$225
1605	1,603 sq ft	Feb 2024	\$400,000	\$250

Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2:	\$238/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	3%
Biscayne Landing 2	
North Miami	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	45 days
Biscayne Landing 2	
North Miami	80 days
Miami-Dade	81 days