

Unit 2502 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

2502 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11532032
 Status: Active
 Size: 1,603 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$450,000
 List PPSF: \$281
 Valuated Price: \$415,000
 Valuated PPSF: \$259

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

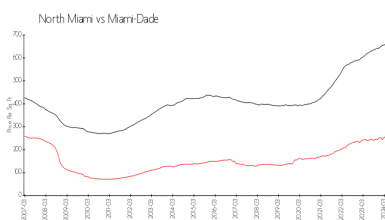
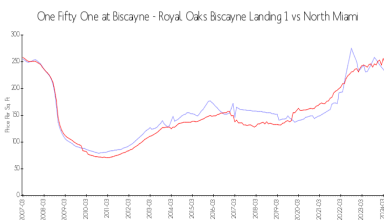
Building Association Information

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