

# Unit 706 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

706 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

## Unit Information

MLS Number: A11571066  
 Status: Active  
 Size: 1,801 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 3  
 Parking Spaces: 1 Space,Assigned Parking,Electric Vehicle Charging Station  
 View:  
 List Price: \$529,900  
 List PPSF: \$294  
 Valuated Price: \$400,000  
 Valuated PPSF: \$222

*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: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

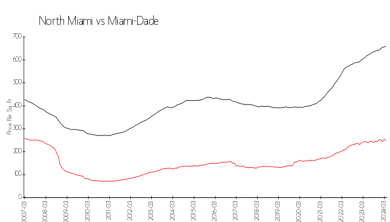
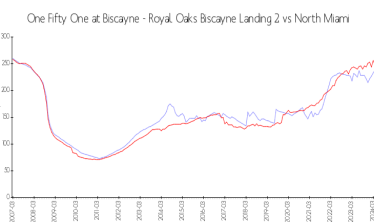
## Building Association Information

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
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
1708	1,758 sq ft	Dec 2023	\$390,000	\$222

## Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2:	\$238/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	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	51 days
Biscayne Landing 2	
North Miami	80 days
Miami-Dade	81 days