

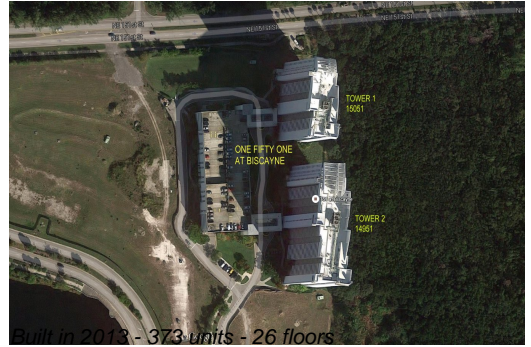
Unit 2409 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

2409 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

Unit Information

MLS Number: A11571609
 Status: Active Under Contract
 Size: 2,385 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$759,000
 List PPSF: \$318
 Valuated Price: \$628,000
 Valuated PPSF: \$263

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

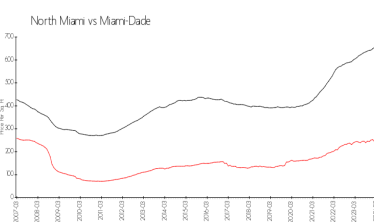
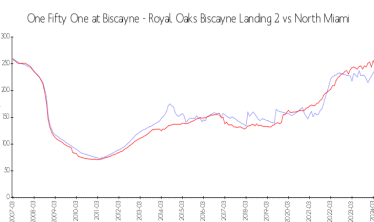
Building Association Information

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