

Unit 2501 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

2501 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

Unit Information

MLS Number: A11585470
 Status: Active
 Size: 2,048 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Electric Vehicle Charging Station
 View:
 List Price: \$639,000
 List PPSF: \$312
 Valuated Price: \$559,000
 Valuated PPSF: \$273

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: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

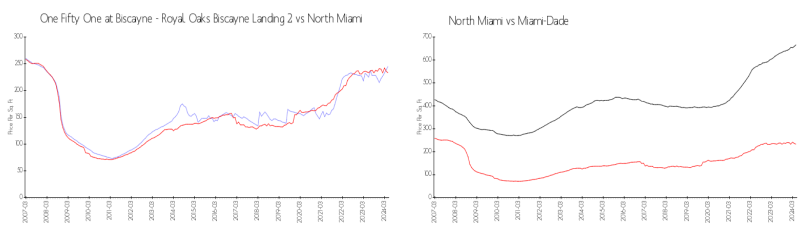
Building Association Information

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
1507	1,967 sq ft	Jun 2024	\$430,000	\$219
2409	2,385 sq ft	May 2024	\$755,000	\$317
1603		May 2024	\$380,000	
2305	1,603 sq ft	Apr 2024	\$400,000	\$250
1709	2,385 sq ft	Apr 2024	\$699,000	\$293

Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2:	\$245/sq. ft.	North Miami:	\$233/sq. ft.
North Miami:	\$233/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

One Fifty One at Biscayne - Royal Oaks	4%
Biscayne Landing 2	
North Miami	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	66 days
Biscayne Landing 2	
North Miami	86 days
Miami-Dade	82 days