

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: \$558,000
 List PPSF: \$272
 Valuated Price: \$527,000
 Valuated PPSF: \$257

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: 9
 Number of sales over the last 3 months: 3

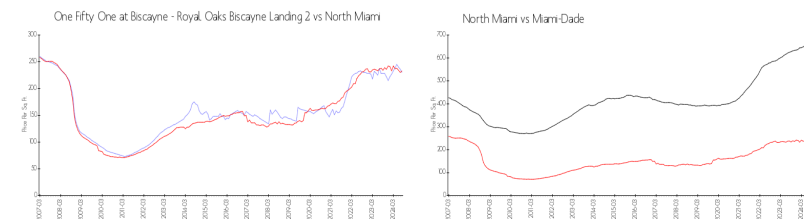
Building Association Information

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
2207	1,967 sq ft	Aug 2024	\$510,000	\$259
2103	1,834 sq ft	Aug 2024	\$434,000	\$237
706	1,801 sq ft	Jul 2024	\$525,000	\$292
2204	1,743 sq ft	Jun 2024	\$425,000	\$244
1507	1,967 sq ft	Jun 2024	\$430,000	\$219

Market Information



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

North Miami: \$233/sq. ft.
 Miami-Dade: \$696/sq. ft.

Inventory for Sale



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

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	92 days
Biscayne Landing 2	
North Miami	93 days
Miami-Dade	85 days