

Unit 504 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

504 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

Unit Information

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|-----------------|--|
| MLS Number: | A11587587 |
| Status: | Active |
| Size: | 1,743 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Guest Parking,Other Parking |
| View: | |
| List Price: | \$369,000 |
| List PPSF: | \$212 |
| Valuated Price: | \$390,000 |
| Valuated PPSF: | \$224 |

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

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|--|-----|
| Number of units: | 224 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 8 |
| 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: | 6 |

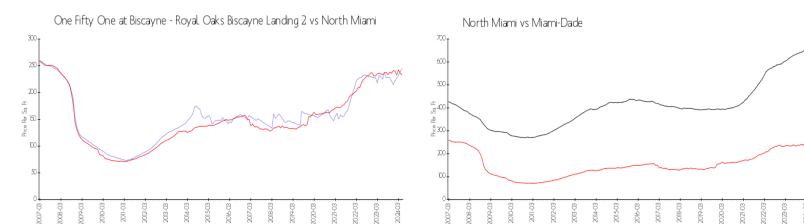
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 2204 | 1,743 sq ft | Jun 2024 | \$425,000 | \$244 |
| 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 | 63 days |
| Biscayne Landing 2 | |
| North Miami | 84 days |
| Miami-Dade | 82 days |