

Unit 2603 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

2603 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

Unit Information

MLS Number: A11614765
 Status: Active
 Size: 1,834 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: 1 Space
 View:
 List Price: \$509,900
 List PPSF: \$278
 Valuated Price: \$477,000
 Valuated PPSF: \$260

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: 14
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

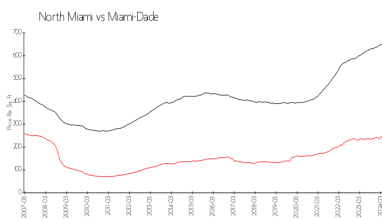
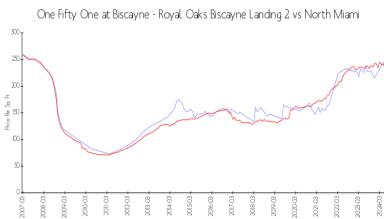
Building Association Information

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
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
2409	2,385 sq ft	May 2024	\$755,000	\$317
1603		May 2024	\$380,000	

Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2:
 North Miami: \$237/sq. ft.

North Miami: \$237/sq. ft.
 Miami-Dade: \$704/sq. ft.



Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	61 days
Biscayne Landing 2	
North Miami	84 days
Miami-Dade	83 days