

# Unit 1706 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

1706 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11618121
Status:	Active
Size:	1,822 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$485,000
List PPSF:	\$266
Valuated Price:	\$453,000
Valuated PPSF:	\$249

*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:	149
Number of active listings for rent:	13
Number of active listings for sale:	9
Building inventory for sale:	6%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

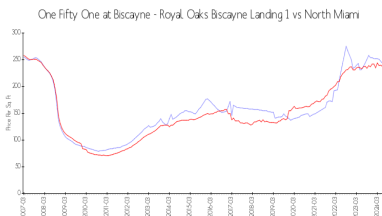
## Building Association Information

Biscayne Landing  
Property Management Company  
15051 Royal Oak Ln North Miami, FL 33181  
786-629-5148

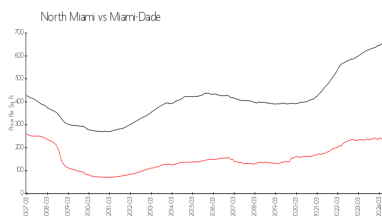
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1403	1,801 sq ft	Jul 2024	\$429,000	\$238
1003	1,801 sq ft	Jul 2024	\$396,000	\$220
2502	1,603 sq ft	Jun 2024	\$435,000	\$271
802	1,603 sq ft	Apr 2024	\$380,000	\$237
1001	1,763 sq ft	Mar 2024	\$495,000	\$281

## Market Information



One Fifty One at  
Biscayne - Royal  
Oaks Biscayne  
Landing 1:  
North Miami:      \$236/sq. ft.



North Miami:      \$236/sq. ft.  
Miami-Dade:      \$695/sq. ft.

## Inventory for Sale



One Fifty One at Biscayne - Royal Oaks	6%
Biscayne Landing 1	
North Miami	5%
Miami-Dade	4%

**Avg. Time to Close Over Last 12 Months**

One Fifty One at Biscayne - Royal Oaks	133 days
Biscayne Landing 1	
North Miami	96 days
Miami-Dade	84 days