

# 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: \$500,000  
 List PPSF: \$274  
 Valuated Price: \$457,000  
 Valuated PPSF: \$251

*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: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

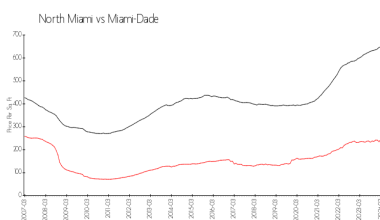
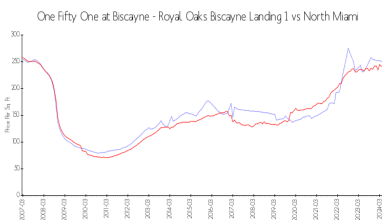
## Building Association Information

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: \$237/sq. ft.

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

## Inventory for Sale



One Fifty One at Biscayne - Royal Oaks	5%
Biscayne Landing 1	
North Miami	4%
Miami-Dade	3%

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

One Fifty One at Biscayne - Royal Oaks	121 days
Biscayne Landing 1	
North Miami	84 days
Miami-Dade	83 days