

Unit 2101 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

2101 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11661947
 Status: Active
 Size: 1,763 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: Covered Parking
 View:
 List Price: \$549,500
 List PPSF: \$312
 Valuated Price: \$446,000
 Valuated PPSF: \$253

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: 14
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

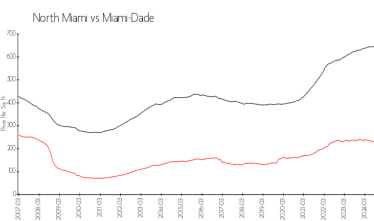
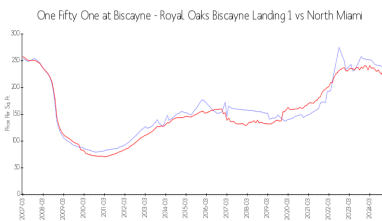
Building Association Information

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
1402	1,603 sq ft	Dec 2024	\$382,000	\$238
1706	1,822 sq ft	Nov 2024	\$450,000	\$247
1004	1,743 sq ft	Oct 2024	\$360,000	\$207
1403	1,801 sq ft	Jul 2024	\$429,000	\$238
1003	1,801 sq ft	Jul 2024	\$396,000	\$220

Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1:	\$236/sq. ft.	North Miami:	\$233/sq. ft.
North Miami:	\$233/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1: 9%
 North Miami: 5%



Miami-Dade

5%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks 99 days

Biscayne Landing 1

North Miami 102 days

Miami-Dade 90 days