

Unit 1004 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

1004 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11664549
 Status: Active
 Size: 1,743 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$395,000
 List PPSF: \$227
 Valuated Price: \$404,000
 Valuated PPSF: \$232

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: 13
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

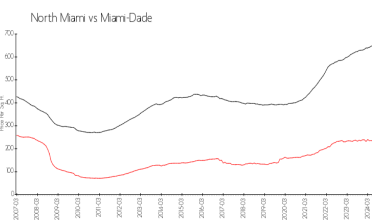
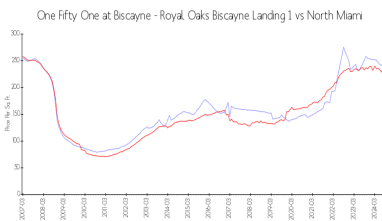
Building Association Information

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:	\$241/sq. ft.	North Miami:	\$229/sq. ft.
North Miami:	\$229/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

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



Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	115 days
Biscayne Landing 1	
North Miami	98 days
Miami-Dade	86 days