

Unit 2204 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

2204 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

Unit Information

MLS Number: A11681612
 Status: Active
 Size: 1,743 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Detached, Valet Parking

View:
 List Price: \$479,500
 List PPSF: \$275
 Valuated Price: \$408,000
 Valuated PPSF: \$234

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: 6
 Number of sales over the last 3 months: 1

Building Association Information

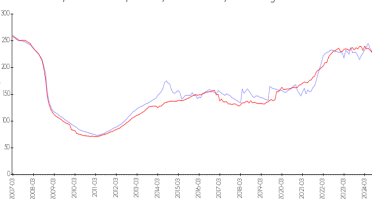
ONE FIFTY ONE AT BISCAYNE
 CONDOMINIUM ASSOCIATION, INC.
 15051 ROYAL OAKS LANE, SUITE #103,
 NORTH MIAMI, FL. 33181
 TEL 786.629.5424
 FAX 786.888.5892

Recent Sales

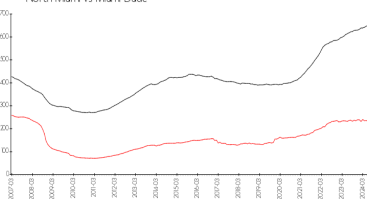
Unit #	Size	Closing Date	Sale Price	PPSF
2501	2,048 sq ft	Nov 2024	\$546,000	\$267
2207	1,967 sq ft	Aug 2024	\$510,000	\$259
2103	1,834 sq ft	Aug 2024	\$434,000	\$237
706	1,801 sq ft	Jul 2024	\$525,000	\$292
2204	1,743 sq ft	Jun 2024	\$425,000	\$244
1507	1,967 sq ft	Jun 2024	\$430,000	\$219

Market Information

One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2 vs North Miami



North Miami vs Miami-Dade



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2:
 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	4%
Biscayne Landing 2	
North Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	96 days
Biscayne Landing 2	
North Miami	98 days
Miami-Dade	86 days