

Unit 803 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

803 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

Unit Information

MLS Number: A11687066
 Status: Active
 Size: 1,834 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: Additional Spaces Available,Assigned Parking,Covered Parking
 View:
 List Price: \$490,000
 List PPSF: \$267
 Valuated Price: \$399,000
 Valuated PPSF: \$218

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: 13
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

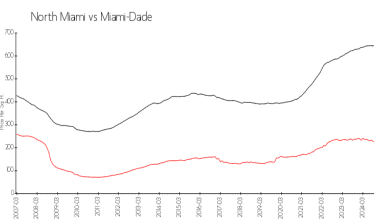
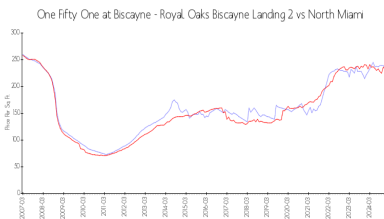
Building Association Information

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
108	1,758 sq ft	Dec 2024	\$360,000	\$205
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

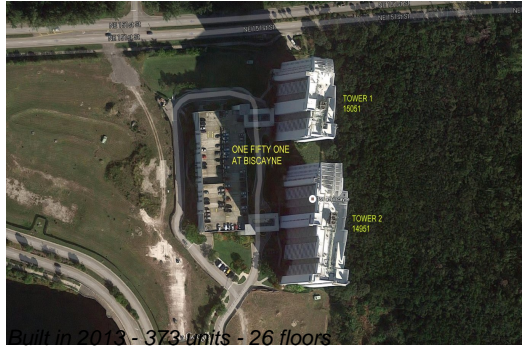
Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2:
 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	6%
Biscayne Landing 2	
North Miami	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	101 days
Biscayne Landing 2	
North Miami	102 days
Miami-Dade	91 days