

# Unit 2603 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

2603 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

## Unit Information

MLS Number: A11694870  
 Status: Active  
 Size: 1,834 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$448,500  
 List PPSF: \$245  
 Valuated Price: \$452,000  
 Valuated PPSF: \$246

*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: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

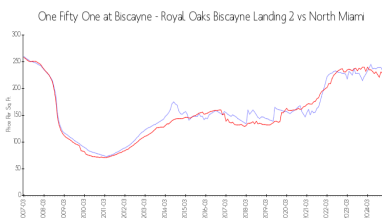
## Building Association Information

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

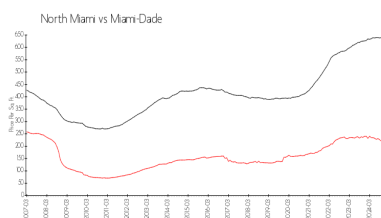
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
504	1,743 sq ft	Feb 2025	\$336,000	\$193
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

## Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2:  
 North Miami: \$229/sq. ft.



North Miami: \$229/sq. ft.  
 Miami-Dade: \$685/sq. ft.

## Inventory for Sale

One Fifty One at Biscayne - Royal Oaks 5%



Biscayne Landing 2	
North Miami	6%
Miami-Dade	5%

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

One Fifty One at Biscayne - Royal Oaks	125 days
Biscayne Landing 2	
North Miami	97 days
Miami-Dade	94 days