

# 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: 2  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$469,000  
 List PPSF: \$256  
 Valuated Price: \$477,000  
 Valuated PPSF: \$260

*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: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

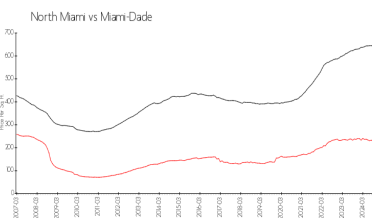
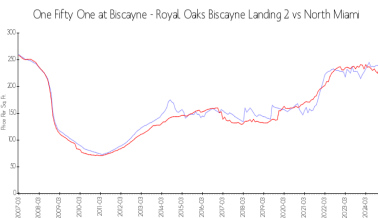
## Building Association Information

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: \$230/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 5%



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

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

One Fifty One at Biscayne - Royal Oaks	96 days
Biscayne Landing 2	
North Miami	102 days
Miami-Dade	90 days