

Unit 1804 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

1804 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

Unit Information

MLS Number:	A11801308
Status:	Active
Size:	1,743 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$395,500
List PPSF:	\$227
Valuated Price:	\$393,000
Valuated PPSF:	\$225

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:	18
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

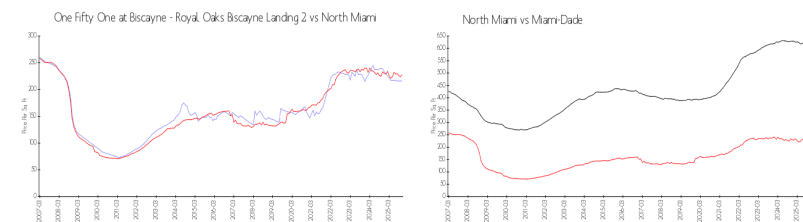
ONE FIFTY ONE AT BISCAYNE
CONDOMINIUM ASSOCIATION, INC.
15051 ROYAL OAKS LANE, SUITE #103,
NORTH MIAMI, FL. 33181
TEL 786.629.5424
FAX 786.888.5892

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2009	2,385 sq ft	Dec 2025	\$560,000	\$235
908	1,758 sq ft	Oct 2025	\$330,000	\$188
704	1,743 sq ft	Apr 2025	\$368,000	\$211
2603	1,834 sq ft	Apr 2025	\$430,000	\$234
504	1,743 sq ft	Feb 2025	\$336,000	\$193

Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2:	\$216/sq. ft.	North Miami:	\$228/sq. ft.
North Miami:	\$228/sq. ft.	Miami-Dade:	\$668/sq. ft.



Inventory for Sale

One Fifty One at Biscayne - Royal Oaks	8%
Biscayne Landing 2	
North Miami	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	105 days
Biscayne Landing 2	
North Miami	90 days
Miami-Dade	77 days