

Unit 2506 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

2506 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

Unit Information

MLS Number: A11848791
 Status: Active
 Size: 1,801 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$439,000
 List PPSF: \$244
 Valuated Price: \$435,000
 Valuated PPSF: \$242

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

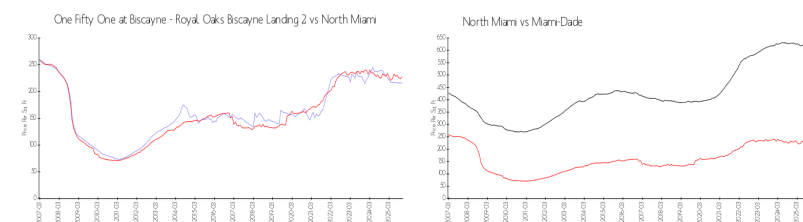
ONE FIFTY ONE AT BISCAYNE
 CONDOMINIUM ASSOCIATION, INC.
 15051 ROYAL OAKS LANE, SUITE #103,
 NORTH MIAMI, FL. 33181
 TEL 786.629.5424
 FAX 786.888.5892

<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