

Unit 2603 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

2603 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number: A11859292
 Status: Active
 Size: 1,801 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$499,999
 List PPSF: \$278
 Valuated Price: \$476,000
 Valuated PPSF: \$264

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: 149
 Number of active listings for rent: 13
 Number of active listings for sale: 11
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Building Association Information

Biscayne Landing
 Property Management Company
 15051 Royal Oak Ln North Miami, FL 33181
 786-629-5148

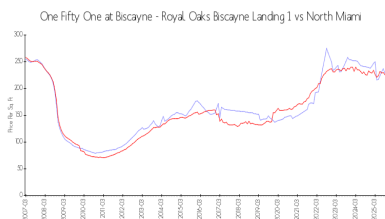
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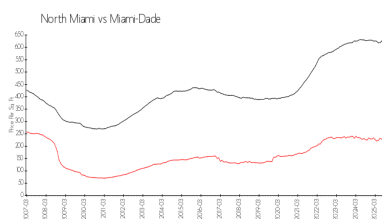
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2301	1,763 sq ft	Dec 2025	\$405,000	\$230
1901	1,763 sq ft	Nov 2025	\$435,000	\$247
1902	1,603 sq ft	Oct 2025	\$349,000	\$218
1703	1,801 sq ft	Sep 2025	\$425,000	\$236
2101	1,763 sq ft	Aug 2025	\$448,000	\$254

Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1:
 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	7%
Biscayne Landing 1	
North Miami	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	91 days
Biscayne Landing 1	
North Miami	91 days
Miami-Dade	77 days