

# Unit 1401 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

1401 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11872427  
 Status: Active  
 Size: 1,763 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$399,000  
 List PPSF: \$226  
 Valuated Price: \$414,000  
 Valuated PPSF: \$235

*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

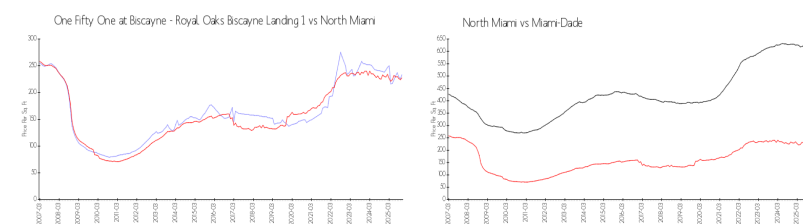
Biscayne Landing  
 Property Management Company  
 15051 Royal Oak Ln North Miami, FL 33181  
 786-629-5148

<https://>

## 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:	\$234/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	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	90 days
Miami-Dade	77 days