

# Unit 401 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

401 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

## Unit Information

MLS Number: A11926484  
 Status: Active  
 Size: 2,048 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Additional Spaces Available,Assigned Parking

View:  
 List Price: \$450,000  
 List PPSF: \$220  
 Valuated Price: \$401,000  
 Valuated PPSF: \$196

*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

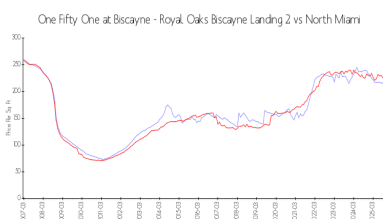
ONE FIFTY ONE AT BISCAYNE  
 CONDOMINIUM ASSOCIATION, INC.  
 15051 ROYAL OAKS LANE, SUITE #103,  
 NORTH MIAMI, FL. 33181  
 TEL 786.629.5424  
 FAX 786.888.5892

<https://>

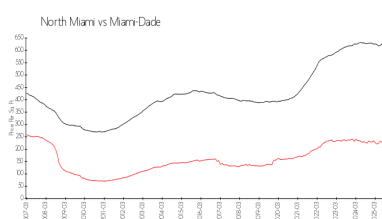
## Recent Sales

| 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:  
 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                            | 91 days  |
| Miami-Dade                             | 77 days  |