

# Unit 908 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2

908 - 14951 Royal Oaks Ln, North Miami, FL, Miami-Dade 3211

## Unit Information

MLS Number:	F10421494
Status:	Active
Size:	1,758 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Garden View,Other View
List Price:	\$450,000
List PPSF:	\$256
Valuated Price:	\$398,000
Valuated PPSF:	\$226

*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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

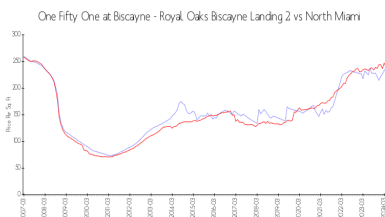
## Building Association Information

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

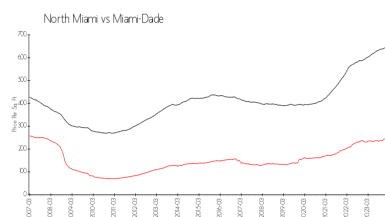
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2409	2,385 sq ft	May 2024	\$755,000	\$317
1709	2,385 sq ft	Apr 2024	\$699,000	\$293
1701	2,048 sq ft	Feb 2024	\$500,000	\$244
2505	1,603 sq ft	Feb 2024	\$360,000	\$225
1605	1,603 sq ft	Feb 2024	\$400,000	\$250

## Market Information



One Fifty One at  
Biscayne - Royal  
Oaks Biscayne  
Landing 2:  
North Miami: \$239/sq. ft.



North Miami: \$239/sq. ft.  
Miami-Dade: \$694/sq. ft.



**Inventory for Sale**

One Fifty One at Biscayne - Royal Oaks	3%
Biscayne Landing 2	
North Miami	5%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

One Fifty One at Biscayne - Royal Oaks	45 days
Biscayne Landing 2	
North Miami	80 days
Miami-Dade	81 days