

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:	\$399,000
Valuated PPSF:	\$227

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:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

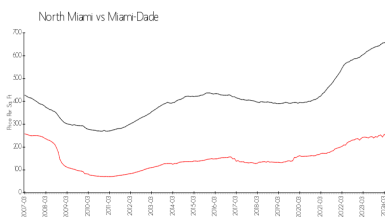
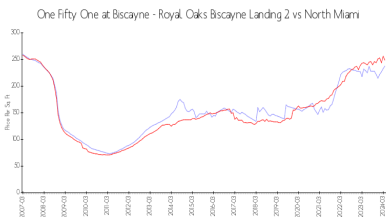
Building Association Information

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
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
1708	1,758 sq ft	Dec 2023	\$390,000	\$222

Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 2:
 North Miami: \$248/sq. ft.

North Miami: \$248/sq. ft.
 Miami-Dade: \$698/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	51 days
Biscayne Landing 2	
North Miami	80 days
Miami-Dade	81 days