

Unit 202 - One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1

202 - 15051 Royal Oaks Ln, North Miami, FL, Miami-Dade 33181

Unit Information

MLS Number:	RX-10981349
Status:	Active
Size:	1,603 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	
List Price:	\$395,900
List PPSF:	\$247
Valuated Price:	\$358,000
Valuated PPSF:	\$223

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:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

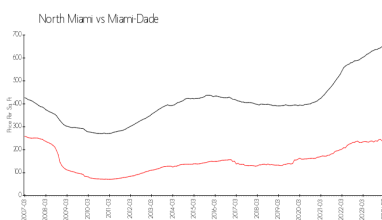
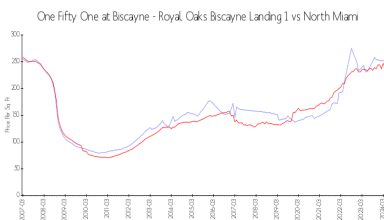
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
802	1,603 sq ft	Apr 2024	\$380,000	\$237
1001	1,763 sq ft	Mar 2024	\$495,000	\$281
704	1,743 sq ft	Feb 2024	\$350,000	\$201
303	1,801 sq ft	Oct 2023	\$439,900	\$244
602	1,603 sq ft	Oct 2023	\$360,000	\$225

Market Information



One Fifty One at Biscayne - Royal Oaks Biscayne Landing 1:	\$251/sq. ft.	North Miami:	\$239/sq. ft.
North Miami:	\$239/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale



One Fifty One at Biscayne - Royal Oaks	5%
Biscayne Landing 1	
North Miami	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

One Fifty One at Biscayne - Royal Oaks	105 days
Biscayne Landing 1	
North Miami	81 days
Miami-Dade	81 days