

# Unit 2640 S University Dr # 307 - Royal Grand

2640 S University Dr # 307 - 2600 S University Dr, Davie, FL, Broward 33328

## Unit Information

MLS Number:	A11427332
Status:	Active
Size:	1,124 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$349,900
List PPSF:	\$311
Valuated Price:	\$300,000
Valuated PPSF:	\$267

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:	208
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

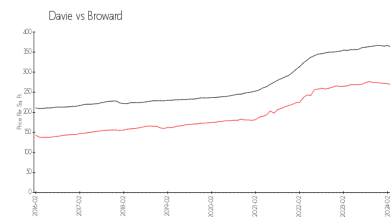
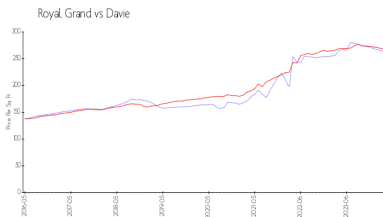
## Building Association Information

Royal Grand Condominiums  
2660 S University Dr,  
Davie, FL 33328  
(954) 723-9109

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
113	823 sq ft	May 2024	\$230,000	\$279
214	823 sq ft	May 2024	\$225,000	\$273
215	1,350 sq ft	Oct 2023	\$333,000	\$247
214	823 sq ft	Sep 2023	\$245,000	\$298
103	823 sq ft	Jul 2023	\$226,754	\$276
216	1,314 sq ft	Jul 2023	\$350,000	\$266
101	1,314 sq ft	Jul 2023	\$350,000	\$266
124	1,124 sq ft	Jul 2023	\$315,000	\$280
213	823 sq ft	Jul 2023	\$239,900	\$291

## Market Information



Royal Grand:	\$264/sq. ft.	Davie:	\$268/sq. ft.
Davie:	\$268/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Royal Grand	2%
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Davie	2%
Broward	4%

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

Royal Grand	62 days
Davie	59 days
Broward	67 days