

Unit 2600 S University Dr # 218 - Royal Grand

2600 S University Dr # 218 - 2600 S University Dr, Davie, FL, Broward 33328

Unit Information

MLS Number:	A11725343
Status:	Active Under Contract
Size:	823 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$240,000
List PPSF:	\$292
Valuated Price:	\$188,000
Valuated PPSF:	\$228

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:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

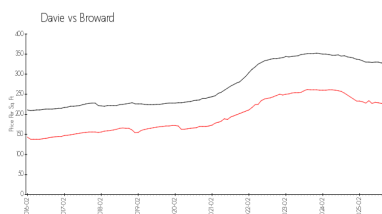
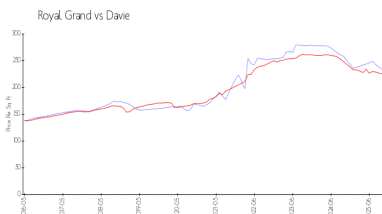
Royal Grand Condominiums
2660 S University Dr,
Davie, FL 33328
(954) 723-9109

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
220	1,124 sq ft	Dec 2025	\$255,000	\$227
307	1,124 sq ft	Nov 2025	\$255,000	\$227
125	1,124 sq ft	Oct 2025	\$226,000	\$201
105	1,124 sq ft	Jul 2025	\$264,000	\$235
118	823 sq ft	Jul 2025	\$212,000	\$258

Market Information

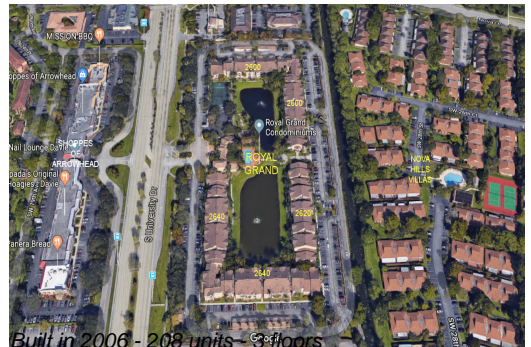


Royal Grand:	\$229/sq. ft.	Davie:	\$226/sq. ft.
Davie:	\$226/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Royal Grand	4%
Davie	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Royal Grand
Davie
Broward

71 days
74 days
88 days