

Unit 2640 S University Dr # 113 - Royal Grand

2640 S University Dr # 113 - 2600 S University Dr, Davie, FL, Broward 33328

Unit Information

MLS Number: A11770141
 Status: Active
 Size: 823 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$215,000
 List PPSF: \$261
 Valuated Price: \$187,000
 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: 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://>

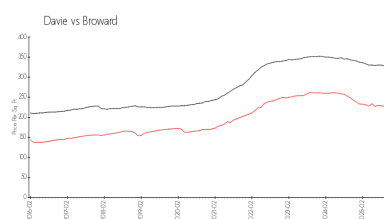
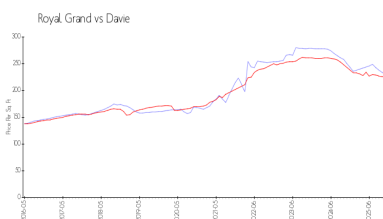


Built in 2006 - 208 units - 9 floors

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	71 days
Davie	75 days
Broward	87 days