

Unit 2600 S University Dr # 229 - Royal Grand

2600 S University Dr # 229 - 2600 S University Dr, Davie, FL, Broward 33328

Unit Information

MLS Number:	A11910776
Status:	Active
Size:	1,314 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$325,000
List PPSF:	\$247
Valuated Price:	\$301,000
Valuated PPSF:	\$229

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.

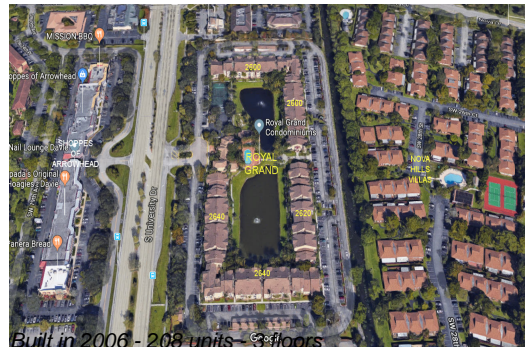
Building Information

Number of units:	208
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
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://>

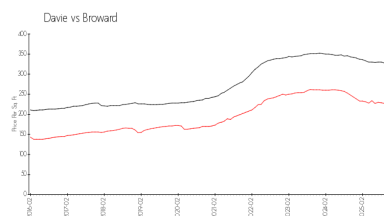
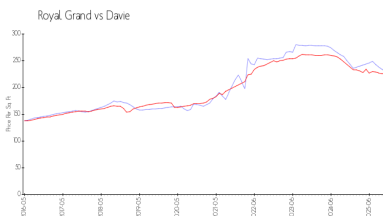


Built in 2006 - 208 units - 9 floors

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.

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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	74 days
Broward	88 days