

# Unit 2640 S University Dr # 129 - Royal Grand

2640 S University Dr # 129 - 2600 S University Dr, Davie, FL, Broward 33328

## Unit Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| MLS Number:     | F10533666                                       |
| 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:     | \$345,000                                       |
| List PPSF:      | \$263                                           |
| Valuated Price: | \$298,000                                       |
| 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:      | 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

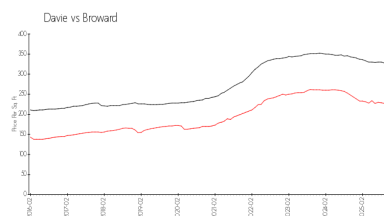
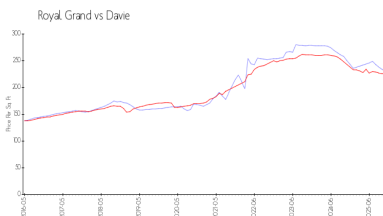
<https://>



## 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       | 74 days |
| Broward     | 88 days |