

# Unit 2620 S University Dr # 312 - Royal Grand

2620 S University Dr # 312 - 2600 S University Dr, Davie, FL, Broward 33328

## Unit Information

MLS Number: RX-11012978  
 Status: Pending  
 Size: 1,124 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Lake  
 Rental Price: \$2,350  
 List PPSF: \$2  
 Valuated Price: \$306,000  
 Valuated PPSF: \$272

*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.*

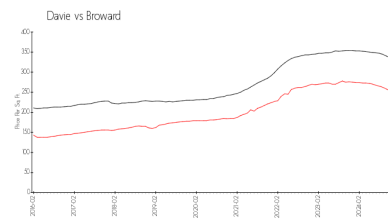
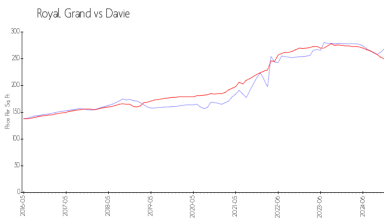
## Building Information

Number of units: 208  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

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

## Market Information



Royal Grand: \$270/sq. ft.  
 Davie: \$250/sq. ft.

Davie: \$250/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Royal Grand 3%  
 Davie 3%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

Royal Grand 70 days  
 Davie 71 days  
 Broward 78 days

