

# Unit 2640 S University Dr # 307 - Royal Grand

2640 S University Dr # 307 - 2600 S University Dr, Davie, FL, Broward 33328

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11427332                              |
| Status:         | Active                                 |
| Size:           | 1,124 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$349,900                              |
| List PPSF:      | \$311                                  |
| Valuated Price: | \$300,000                              |
| Valuated PPSF:  | \$267                                  |

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:      | 4   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

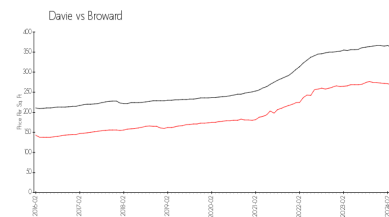
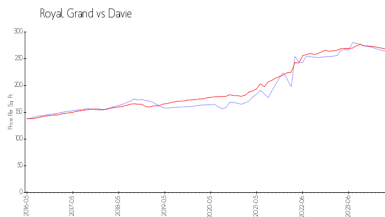
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 113    | 823 sq ft   | May 2024     | \$230,000  | \$279 |
| 214    | 823 sq ft   | May 2024     | \$225,000  | \$273 |
| 215    | 1,350 sq ft | Oct 2023     | \$333,000  | \$247 |
| 214    | 823 sq ft   | Sep 2023     | \$245,000  | \$298 |
| 103    | 823 sq ft   | Jul 2023     | \$226,754  | \$276 |
| 216    | 1,314 sq ft | Jul 2023     | \$350,000  | \$266 |
| 101    | 1,314 sq ft | Jul 2023     | \$350,000  | \$266 |
| 124    | 1,124 sq ft | Jul 2023     | \$315,000  | \$280 |
| 213    | 823 sq ft   | Jul 2023     | \$239,900  | \$291 |

## Market Information



|              |               |          |               |
|--------------|---------------|----------|---------------|
| Royal Grand: | \$264/sq. ft. | Davie:   | \$268/sq. ft. |
| Davie:       | \$268/sq. ft. | Broward: | \$351/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Royal Grand | 2% |
|-------------|----|



|         |    |
|---------|----|
| Davie   | 2% |
| Broward | 4% |

**Avg. Time to Close Over Last 12 Months**

|             |         |
|-------------|---------|
| Royal Grand | 62 days |
| Davie       | 59 days |
| Broward     | 67 days |