

# Unit 2600 S University Dr # 209 - Royal Grand

2600 S University Dr # 209 - 2600 S University Dr, Davie, FL, Broward 33328

## Unit Information

MLS Number: A11551237  
 Status: Active  
 Size: 1,124 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Other Parking  
 View:  
 List Price: \$350,000  
 List PPSF: \$311  
 Valuated Price: \$297,000  
 Valuated PPSF: \$264

*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: 12  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

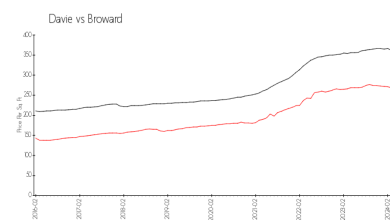
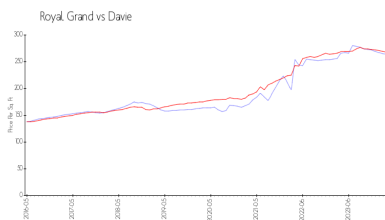
## Building Association Information

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