

# Unit 7248 S Devon Dr # 104 - Devon (Kings Point)

7248 S Devon Dr # 104 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11528092  
 Status: Active  
 Size: 1,228 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: Assigned Parking, Guest Parking, Open Space Parking  
 View:  
 List Price: \$219,995  
 List PPSF: \$179  
 Valuated Price: \$200,000  
 Valuated PPSF: \$163

*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: 325  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Building Association Information

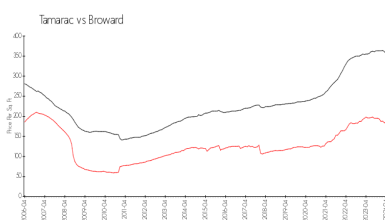
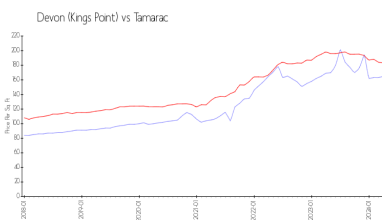
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
110		Apr 2024	\$165,000	
7212	1,292 sq ft	Apr 2024	\$260,000	\$201
208	1,300 sq ft	Jan 2024	\$215,000	\$165
105	1,228 sq ft	Jan 2024	\$200,000	\$163
104	1,238 sq ft	Jan 2024	\$180,000	\$145

## Market Information



Devon (Kings Point): \$165/sq. ft.  
 Tamarac: \$183/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale



Devon (Kings Point)	2%
Tamarac	3%
Broward	3%

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

Devon (Kings Point)	41 days
Tamarac	55 days
Broward	66 days