

Unit 7264 S Devon Dr # 112 - Devon (Kings Point)

7264 S Devon Dr # 112 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11624370
 Status: Active
 Size: 1,294 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: Additional Spaces Available,Assigned Parking,Guest Parking
 View:
 List Price: \$210,000
 List PPSF: \$162
 Valuated Price: \$178,000
 Valuated PPSF: \$138

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: 15
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

Building Association Information

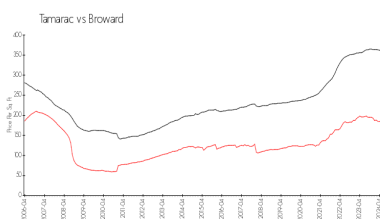
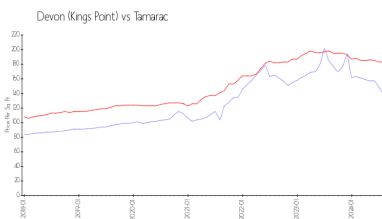
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

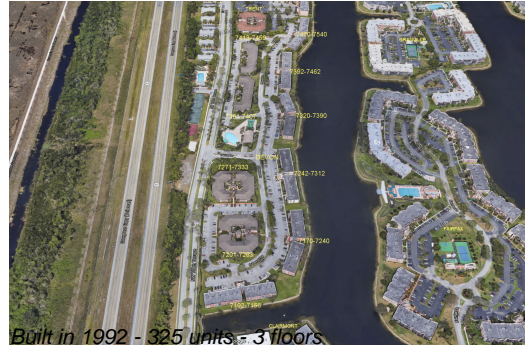
Unit #	Size	Closing Date	Sale Price	PPSF
110	1,142 sq ft	Aug 2024	\$220,000	\$193
307	1,228 sq ft	Aug 2024	\$270,000	\$220
103	1,219 sq ft	Jun 2024	\$162,000	\$133
206	1,300 sq ft	Jun 2024	\$220,000	\$169
205	1,238 sq ft	May 2024	\$170,000	\$137
B101	1,337 sq ft	May 2024	\$215,000	\$161
207	1,325 sq ft	May 2024	\$195,000	\$147

Market Information



Devon (Kings Point): \$139/sq. ft.
 Tamarac: \$183/sq. ft.

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 Broward: \$345/sq. ft.



Inventory for Sale

Devon (Kings Point)	5%
Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Devon (Kings Point)	74 days
Tamarac	64 days
Broward	72 days