

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:
Parking Spaces: Additional Spaces Available,Assigned Parking,Guest Parking

View:
List Price: \$199,900
List PPSF: \$154
Valuated Price: \$179,000
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: 14
Building inventory for sale: 4%
Number of sales over the last 12 months: 14
Number of sales over the last 6 months: 7
Number of sales over the last 3 months: 3

Building Association Information

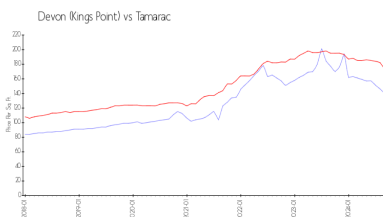
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

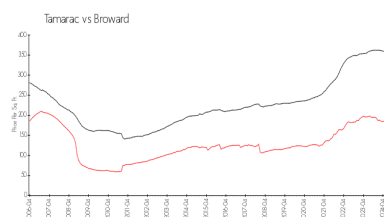
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,228 sq ft	Nov 2024	\$174,000	\$142
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

Market Information



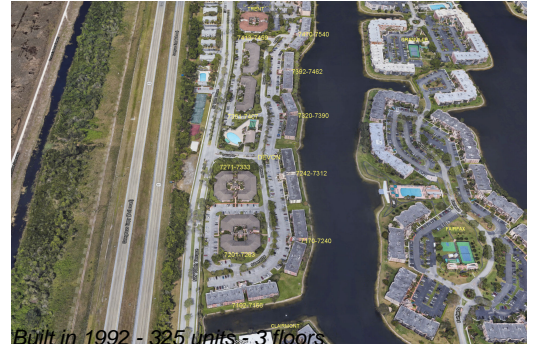
Devon (Kings Point): \$140/sq. ft.
Tamarac: \$173/sq. ft.



Tamarac: \$173/sq. ft.
Broward: \$340/sq. ft.

Inventory for Sale

Devon (Kings Point) 4%
Tamarac 3%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Devon (Kings Point)	74 days
Tamarac	70 days
Broward	74 days