

Unit 7520 N Devon Dr # 302 - Devon (Kings Point)

7520 N Devon Dr # 302 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11653205
 Status: Active
 Size: 1,219 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$174,000
 List PPSF: \$143
 Valuated Price: \$192,000
 Valuated PPSF: \$158

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: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 9

Building Association Information

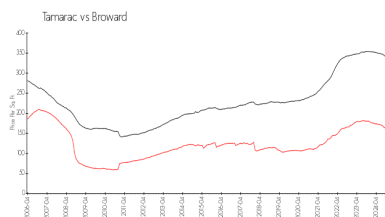
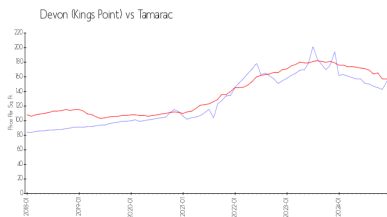
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	1,142 sq ft	Jan 2025	\$140,000	\$123
113	1,187 sq ft	Jan 2025	\$110,000	\$93
207	1,228 sq ft	Jan 2025	\$185,000	\$151
201	1,294 sq ft	Jan 2025	\$110,000	\$85
202	1,142 sq ft	Dec 2024	\$110,000	\$96
104	1,228 sq ft	Dec 2024	\$187,000	\$152

Market Information



Devon (Kings Point): \$156/sq. ft.
 Tamarac: \$157/sq. ft.

Tamarac: \$157/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Devon (Kings Point) 3%
 Tamarac 4%



Broward

5%

Avg. Time to Close Over Last 12 Months

Devon (Kings Point)

87 days

Tamarac

73 days

Broward

78 days