

Unit 7152 S Devon Dr # 304 - Devon (Kings Point)

7152 S Devon Dr # 304 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11837740
Status: Active
Size: 1,228 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: Assigned Parking, Guest Parking
View:
List Price: \$134,990
List PPSF: \$110
Valuated Price: \$170,000
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: 7
Building inventory for sale: 2%
Number of sales over the last 12 months: 22
Number of sales over the last 6 months: 10
Number of sales over the last 3 months: 6

Building Association Information

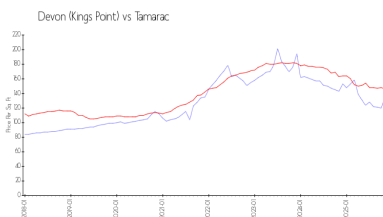
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<https://kingspoint.com/>

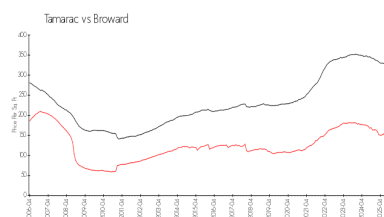
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,292 sq ft	Nov 2025	\$157,500	\$122
301	1,294 sq ft	Oct 2025	\$155,000	\$120
7447	1,180 sq ft	Oct 2025	\$135,000	\$114
212	1,317 sq ft	Oct 2025	\$147,000	\$112
107	1,187 sq ft	Oct 2025	\$140,500	\$118
206	1,180 sq ft	Oct 2025	\$162,500	\$138

Market Information



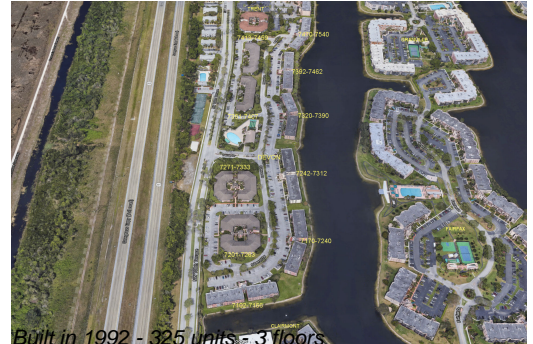
Devon (Kings Point): \$137/sq. ft.
Tamarac: \$146/sq. ft.



Tamarac: \$146/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Devon (Kings Point) 2%
Tamarac 3%



Broward	4%
---------	----

Avg. Time to Close Over Last 12 Months

Devon (Kings Point)	85 days
Tamarac	88 days
Broward	88 days