

Unit 7448 N Devon Dr # 305 - Devon (Kings Point)

7448 N Devon Dr # 305 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11955624
 Status: Active
 Size: 1,228 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Guest Parking
 View:
 List Price: \$184,000
 List PPSF: \$150
 Valuated Price: \$152,000
 Valuated PPSF: \$124

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: 12
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 26
 Number of sales over the last 6 months: 15
 Number of sales over the last 3 months: 6

Building Association Information

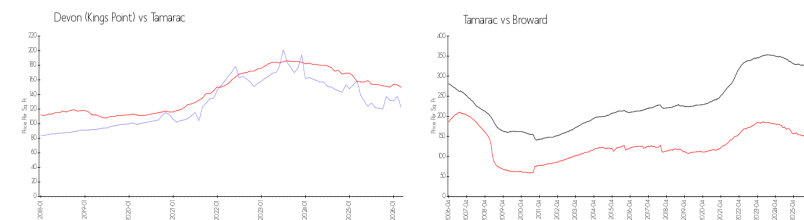
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<https://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	1,187 sq ft	Mar 2026	\$170,000	\$143
215	1,325 sq ft	Mar 2026	\$136,000	\$103
210	1,219 sq ft	Mar 2026	\$159,600	\$131
108	1,300 sq ft	Mar 2026	\$134,999	\$104
108	1,300 sq ft	Feb 2026	\$134,999	\$104
210	1,142 sq ft	Feb 2026	\$187,000	\$164
210	1,142 sq ft	Feb 2026	\$187,000	\$164

Market Information

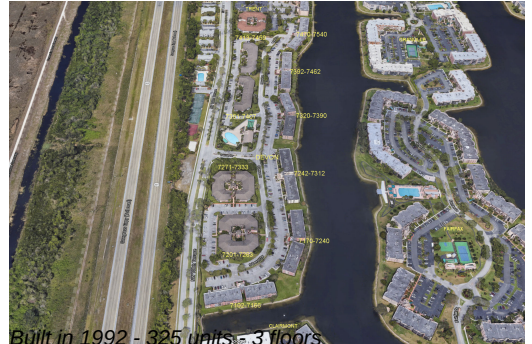


Devon (Kings Point): \$122/sq. ft.
 Tamarac: \$150/sq. ft.

Tamarac: \$150/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Devon (Kings Point) 4%



Tamarac	5%
Broward	6%

Avg. Time to Close Over Last 12 Months

Devon (Kings Point)	85 days
Tamarac	92 days
Broward	89 days