

# Unit 7344 N Devon Dr # 201 - Devon (Kings Point)

7344 N Devon Dr # 201 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10443963  
 Status: Active  
 Size: 1,350 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Lake  
 List Price: \$259,000  
 List PPSF: \$192  
 Valuated Price: \$204,000  
 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: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Building Association Information

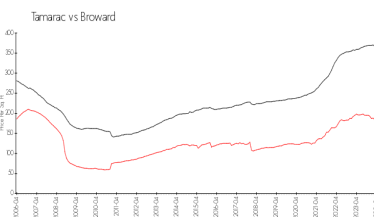
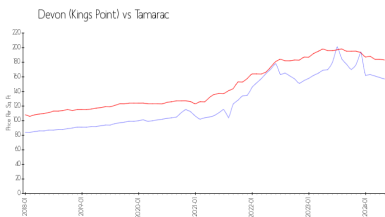
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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 |
| 110    |             | Apr 2024     | \$165,000  |       |
| 7212   | 1,292 sq ft | Apr 2024     | \$260,000  | \$201 |

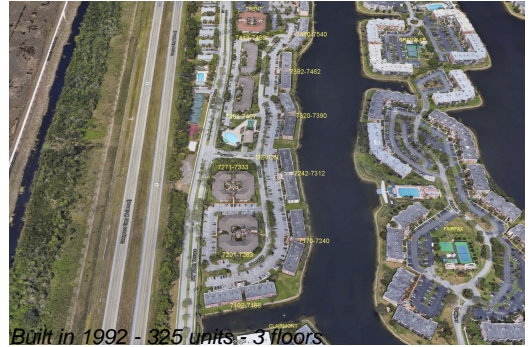
## Market Information



Devon (Kings Point): \$157/sq. ft.  
 Tamarac: \$183/sq. ft.

Tamarac: \$183/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale



|                     |    |
|---------------------|----|
| Devon (Kings Point) | 3% |
| Tamarac             | 3% |
| Broward             | 4% |

**Avg. Time to Close Over Last 12 Months**

|                     |         |
|---------------------|---------|
| Devon (Kings Point) | 56 days |
| Tamarac             | 58 days |
| Broward             | 69 days |