

Unit 7340 N Devon Dr # 111 - Devon (Kings Point)

7340 N Devon Dr # 111 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10444710
 Status: Pending
 Size: 1,142 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Water View
 List Price: \$175,000
 List PPSF: \$153
 Valuated Price: \$163,000
 Valuated PPSF: \$143

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: 17
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 2

Building Association Information

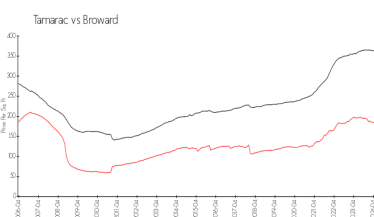
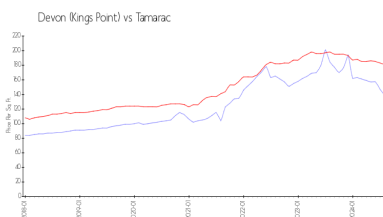
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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

Market Information

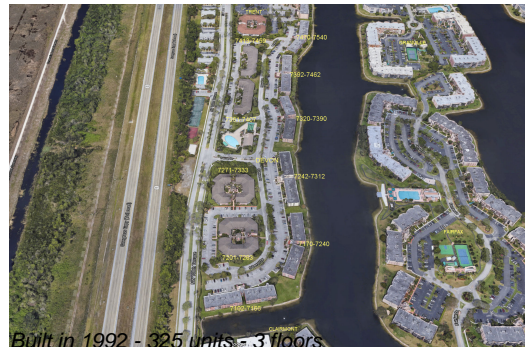


Devon (Kings Point): \$144/sq. ft.
 Tamarac: \$181/sq. ft.

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 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)	74 days
Tamarac	66 days
Broward	72 days