

Unit 7262 S Devon Dr # 111 - Devon (Kings Point)

7262 S Devon Dr # 111 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10466442
 Status: Active
 Size: 1,238 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Lake, Water View
 List Price: \$199,500
 List PPSF: \$161
 Valuated Price: \$158,000
 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: 12
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

Building Association Information

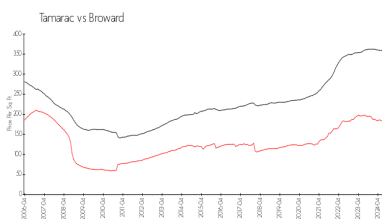
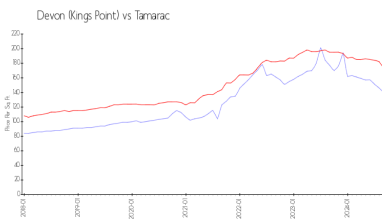
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	1,180 sq ft	Nov 2024	\$185,000	\$157
111	1,142 sq ft	Nov 2024	\$170,000	\$149
207	1,228 sq ft	Nov 2024	\$174,000	\$142
110	1,142 sq ft	Aug 2024	\$220,000	\$193
307	1,228 sq ft	Aug 2024	\$270,000	\$220

Market Information



Devon (Kings Point): \$140/sq. ft.
 Tamarac: \$173/sq. ft.

Tamarac: \$173/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Devon (Kings Point) 4%
 Tamarac 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Devon (Kings Point)	74 days
Tamarac	71 days
Broward	74 days