

# Unit 7514 N Devon Dr # 211 - Devon (Kings Point)

7514 N Devon Dr # 211 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10470043  
 Status: Active  
 Size: 1,219 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Lake  
 List Price: \$219,999  
 List PPSF: \$180  
 Valuated Price: \$170,000  
 Valuated PPSF: \$139

*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: 16  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Building Association Information

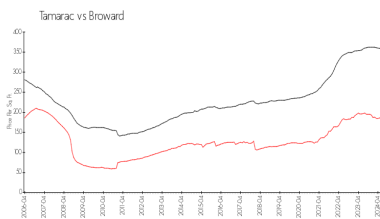
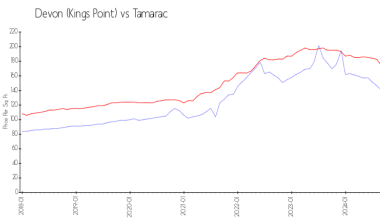
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<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.

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 Broward: \$339/sq. ft.

## Inventory for Sale

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



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

Devon (Kings Point)	74 days
Tamarac	72 days
Broward	74 days