

# Unit 7512 N Devon Dr # 210 - Devon (Kings Point)

7512 N Devon Dr # 210 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10536176  
 Status: Active  
 Size: 1,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Guest Parking  
 View:  
 List Price: \$159,000  
 List PPSF: \$122  
 Valuated Price: \$167,000  
 Valuated PPSF: \$137

*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: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

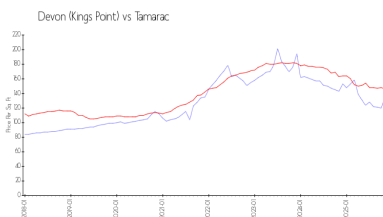
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<https://kingspoint.com/>

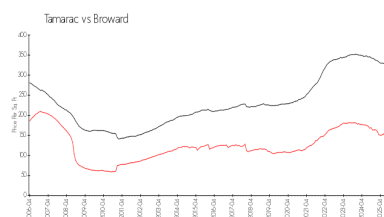
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,292 sq ft	Nov 2025	\$157,500	\$122
301	1,294 sq ft	Oct 2025	\$155,000	\$120
7447	1,180 sq ft	Oct 2025	\$135,000	\$114
212	1,317 sq ft	Oct 2025	\$147,000	\$112
107	1,187 sq ft	Oct 2025	\$140,500	\$118
206	1,180 sq ft	Oct 2025	\$162,500	\$138

## Market Information



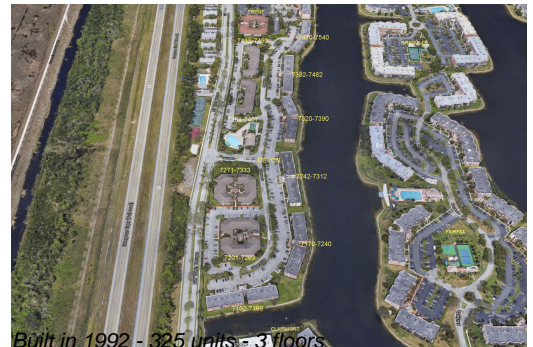
Devon (Kings Point): \$137/sq. ft.  
 Tamarac: \$146/sq. ft.



Tamarac: \$146/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

Devon (Kings Point) 2%  
 Tamarac 3%



Broward	4%
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**Avg. Time to Close Over Last 12 Months**

Devon (Kings Point)	85 days
Tamarac	88 days
Broward	88 days