

Unit 7248 S Devon Dr # 104 - Devon (Kings Point)

7248 S Devon Dr # 104 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11528092
 Status: Active
 Size: 1,228 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: Assigned Parking, Guest Parking, Open Space Parking
 View:
 List Price: \$219,995
 List PPSF: \$179
 Valuated Price: \$200,000
 Valuated PPSF: \$163

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: 25
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Building Association Information

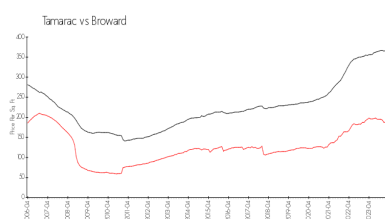
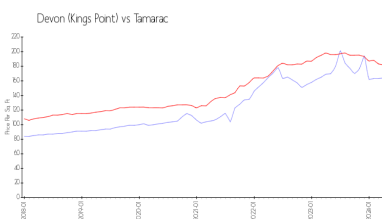
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

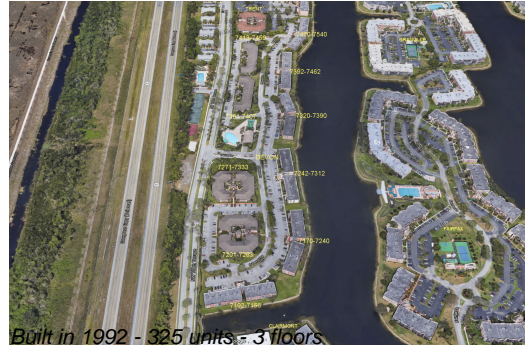
Unit #	Size	Closing Date	Sale Price	PPSF
B101	1,337 sq ft	May 2024	\$215,000	\$161
207	1,325 sq ft	May 2024	\$195,000	\$147
110		Apr 2024	\$165,000	
7212	1,292 sq ft	Apr 2024	\$260,000	\$201
208	1,300 sq ft	Jan 2024	\$215,000	\$165
105	1,228 sq ft	Jan 2024	\$200,000	\$163
104	1,238 sq ft	Jan 2024	\$180,000	\$145

Market Information



Devon (Kings Point): \$164/sq. ft.
 Tamarac: \$182/sq. ft.

Tamarac: \$182/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)	46 days
Tamarac	56 days
Broward	67 days