

# Unit 7504 N Devon Dr # 206 - Devon (Kings Point)

7504 N Devon Dr # 206 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10411444
Status:	Active
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$234,900
List PPSF:	\$181
Valuated Price:	\$201,000
Valuated PPSF:	\$165

*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

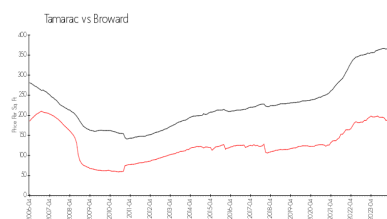
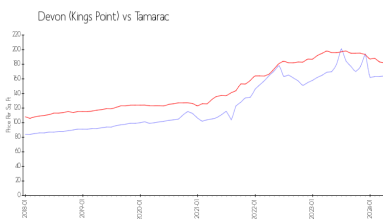
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

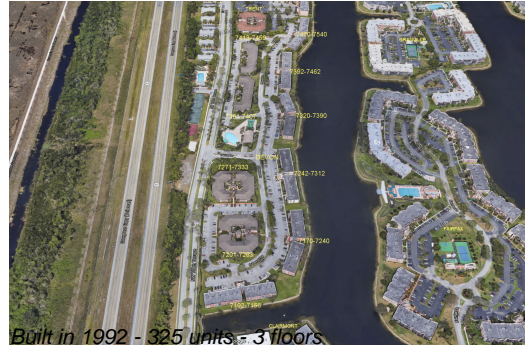
Unit #	Size	Closing Date	Sale Price	PPSF
B101	1,337 sq ft	May 2024	\$215,000	\$161
207	1,325 sq ft	May 2024	\$195,000	\$147
110		Apr 2024	\$165,000	
7212	1,292 sq ft	Apr 2024	\$260,000	\$201
208	1,300 sq ft	Jan 2024	\$215,000	\$165
105	1,228 sq ft	Jan 2024	\$200,000	\$163
104	1,238 sq ft	Jan 2024	\$180,000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

## Market Information



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

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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)	46 days
Tamarac	56 days
Broward	67 days