

Unit 7352 N Devon Dr # 205 - Devon (Kings Point)

7352 N Devon Dr # 205 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | F10417184 |
| Status: | Active |
| Size: | 1,228 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View: | Lake,Water View |
| List Price: | \$189,900 |
| List PPSF: | \$155 |
| Valuated Price: | \$193,000 |
| Valuated PPSF: | \$157 |

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: | 23 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

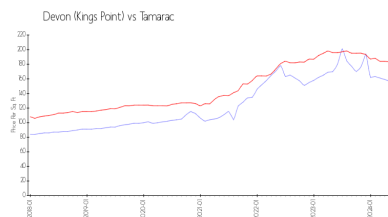
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

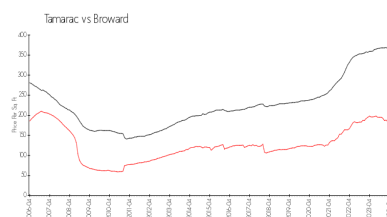
Recent Sales

| 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 |

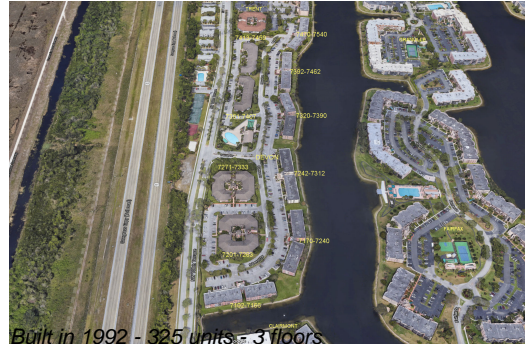
Market Information



Devon (Kings Point): \$157/sq. ft.
Tamarac: \$183/sq. ft.



Tamarac: \$183/sq. ft.
Broward: \$350/sq. ft.



Inventory for Sale

| | |
|---------------------|----|
| Devon (Kings Point) | 3% |
| Tamarac | 3% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------|---------|
| Devon (Kings Point) | 50 days |
| Tamarac | 57 days |
| Broward | 68 days |