

# Unit 7418 N Devon Dr # 202 - Devon (Kings Point)

7418 N Devon Dr # 202 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10421797  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces  
 View: Lake  
 List Price: \$180,000  
 List PPSF: \$120  
 Valuated Price: \$188,000  
 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

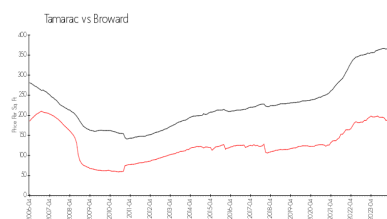
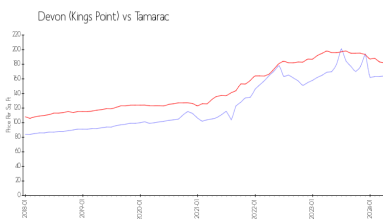
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

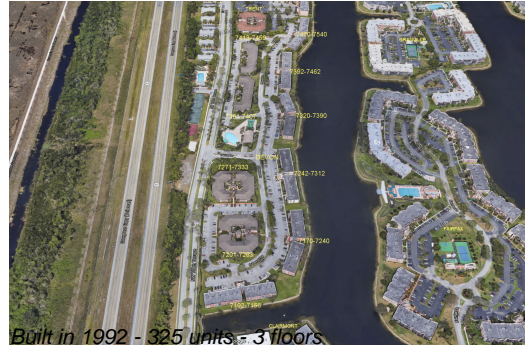
Unit #	Size	Closing Date	Sale Price	PPSF
B101	1,337 sq ft	May 2024	\$215,000	\$161
207	1,325 sq ft	May 2024	\$195,000	\$147
110		Apr 2024	\$165,000	
7212	1,292 sq ft	Apr 2024	\$260,000	\$201
208	1,300 sq ft	Jan 2024	\$215,000	\$165
105	1,228 sq ft	Jan 2024	\$200,000	\$163
104	1,238 sq ft	Jan 2024	\$180,000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