

Unit 7416 N Devon Dr # 201 - Devon (Kings Point)

7416 N Devon Dr # 201 - 7320-7540 N Devon Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10423286
Status:	Active
Size:	1,305 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Deeded Parking,Guest Parking
View:	Lake
List Price:	\$194,000
List PPSF:	\$149
Valuated Price:	\$204,000
Valuated PPSF:	\$158

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

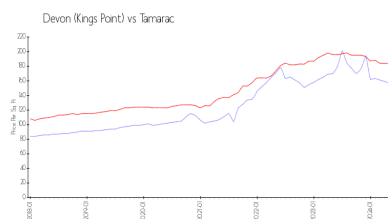
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

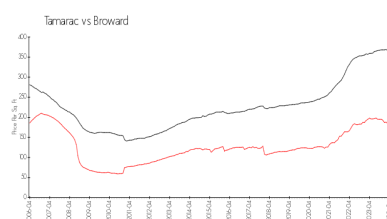
Recent Sales

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

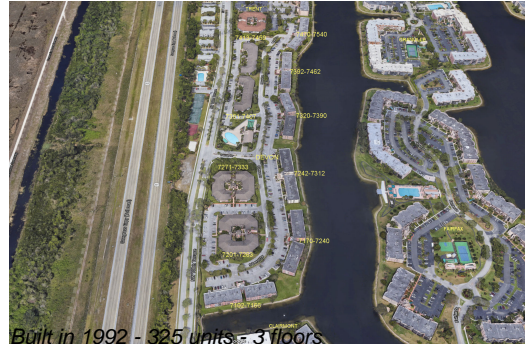
Market Information



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