

# Unit 7602 Trent Dr # 413 - Trent (Kings Point)

7602 Trent Dr # 413 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11522135             |
| Status:         | Active Under Contract |
| Size:           | 1,450 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$239,000             |
| List PPSF:      | \$165                 |
| Valuated Price: | \$215,000             |
| Valuated PPSF:  | \$148                 |

*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:                         | 368 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 20  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 2   |

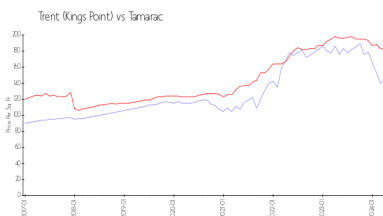
## Building Association Information

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

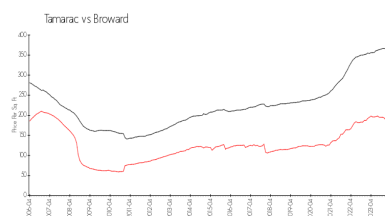
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 203    | 1,215 sq ft | May 2024     | \$161,000  | \$133 |
| 215    | 1,325 sq ft | Mar 2024     | \$185,000  | \$140 |
| 114    | 1,513 sq ft | Dec 2023     | \$230,000  | \$152 |
| 7763   | 1,050 sq ft | Dec 2023     | \$175,000  | \$167 |
| 211    |             | Dec 2023     | \$220,000  |       |

## Market Information



Trent (Kings Point): \$146/sq. ft.  
Tamarac: \$182/sq. ft.



Tamarac: \$182/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

|                     |    |
|---------------------|----|
| Trent (Kings Point) | 5% |
| Tamarac             | 3% |
| Broward             | 4% |



Built in 1994 - 368 units - 4 floors

**Avg. Time to Close Over Last 12 Months**

|                     |         |
|---------------------|---------|
| Trent (Kings Point) | 44 days |
| Tamarac             | 56 days |
| Broward             | 67 days |