

Unit 7856 Trent Dr # 208 - Trent (Kings Point)

7856 Trent Dr # 208 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11531036
Status: Active
Size: 1,215 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms:
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking
View:
List Price: \$219,000
List PPSF: \$180
Valuated Price: \$177,000
Valuated PPSF: \$146

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

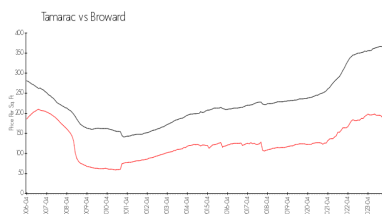
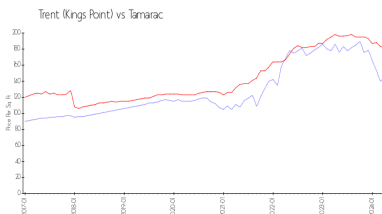
Building Association Information

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.

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Broward: \$351/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

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