

Unit 7454 Trent Dr # 304 - Trent (Kings Point)

7454 Trent Dr # 304 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11646573
 Status: Active
 Size: 1,215 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Guest Parking
 View:
 List Price: \$245,000
 List PPSF: \$202
 Valuated Price: \$170,000
 Valuated PPSF: \$140

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: 20
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 1

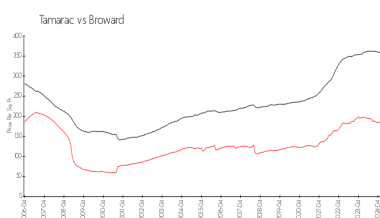
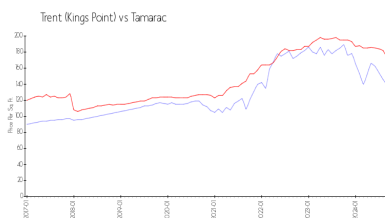
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	1,215 sq ft	Aug 2024	\$181,000	\$149
310	1,215 sq ft	Aug 2024	\$160,000	\$132
208	1,215 sq ft	Jun 2024	\$195,000	\$160
112	1,215 sq ft	Jun 2024	\$232,000	\$191
413	1,450 sq ft	Jun 2024	\$225,000	\$155
207	1,456 sq ft	Jun 2024	\$202,350	\$139

Market Information



Trent (Kings Point): \$139/sq. ft.
 Tamarac: \$173/sq. ft.

Tamarac: \$173/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Trent (Kings Point) 74 days



Tamarac
Broward

71 days
74 days