

Unit 7486 Trent Dr # 408 - Trent (Kings Point)

7486 Trent Dr # 408 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	A11902320
Status:	Active
Size:	1,215 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$169,000
List PPSF:	\$139
Valuated Price:	\$142,000
Valuated PPSF:	\$117

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:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	6

Building Association Information

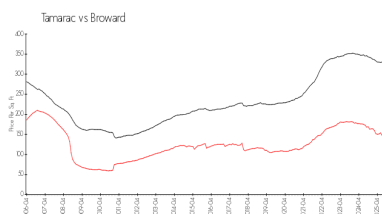
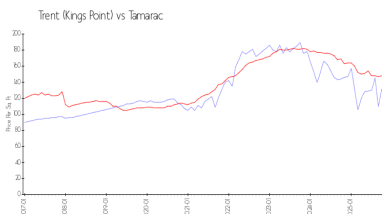
Kings Point in Tamarac
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
309	1,215 sq ft	Dec 2025	\$155,000	\$128
310	1,215 sq ft	Oct 2025	\$165,000	\$136
408	1,456 sq ft	Oct 2025	\$175,000	\$120
110	1,251 sq ft	Oct 2025	\$175,000	\$140
109	981 sq ft	Oct 2025	\$120,000	\$122

Market Information



Trent (Kings Point):	\$115/sq. ft.	Tamarac:	\$146/sq. ft.
Tamarac:	\$146/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Built in 1994 - 368 units - 4 floors

Trent (Kings Point)	105 days
Tamarac	88 days
Broward	88 days