

# Unit 7494 Trent Dr # 412 - Trent (Kings Point)

7494 Trent Dr # 412 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A4578662  
Status: ACTIVE  
Size: 1,450 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces:  
View:  
List Price: \$315,000  
List PPSF: \$217  
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

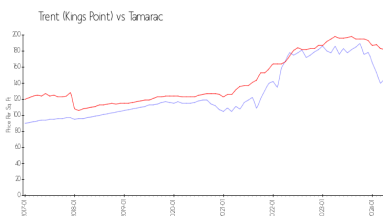
## Building Association Information

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

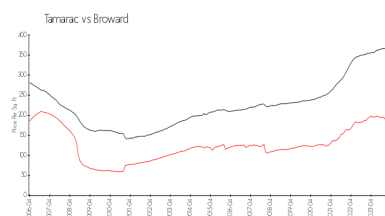
## Recent Sales

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



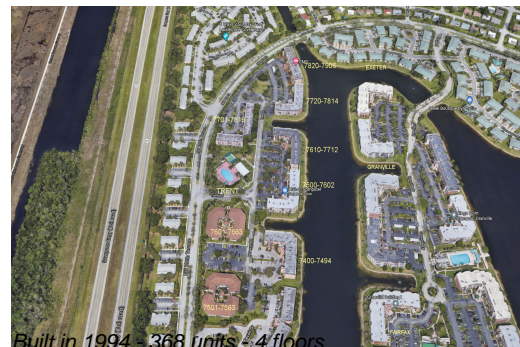
Trent (Kings Point): \$146/sq. ft.  
Tamarac: \$182/sq. ft.



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