

# Unit 7442 Trent Dr # 210 - Trent (Kings Point)

7442 Trent Dr # 210 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10416614
Status:	Active
Size:	1,215 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$199,900
List PPSF:	\$165
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

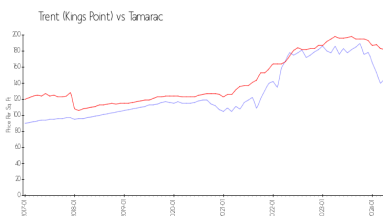
## Building Association Information

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

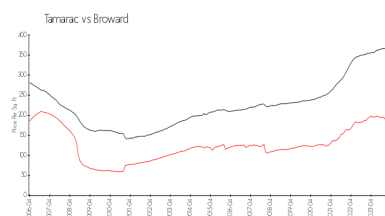
## Recent Sales

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.



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