

# Unit 7761 Trent Dr # 301 - Trent (Kings Point)

7761 Trent Dr # 301 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10418338  
 Status: Active  
 Size: 1,305 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Garden View, Lake  
 List Price: \$230,000  
 List PPSF: \$176  
 Valuated Price: \$192,000  
 Valuated PPSF: \$145

*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: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

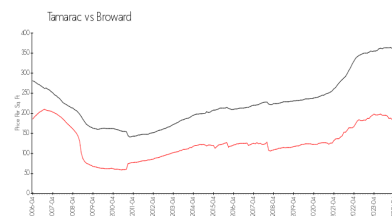
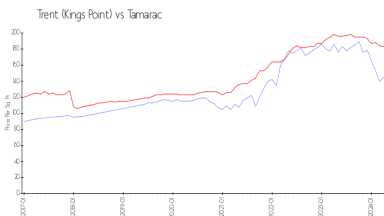
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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	
215	1,513 sq ft	Nov 2023	\$232,500	\$154

## Market Information



Trent (Kings Point): \$145/sq. ft.  
 Tamarac: \$183/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale

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



## **Avg. Time to Close Over Last 12 Months**

Trent (Kings Point)	46 days
Tamarac	55 days
Broward	66 days