

Unit 7892 Trent Dr # 404 - Trent (Kings Point)

7892 Trent Dr # 404 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10428830
Status:	Active
Size:	1,215 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Garden View,Lake
List Price:	\$229,000
List PPSF:	\$188
Valuated Price:	\$205,000
Valuated PPSF:	\$169

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:	20
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

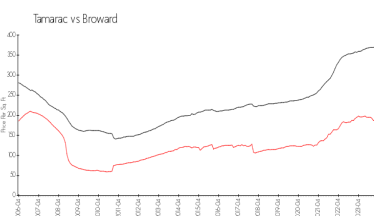
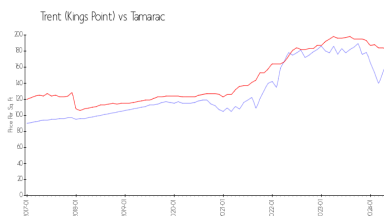
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
102	981 sq ft	May 2024	\$174,000	\$177
409	1,215 sq ft	May 2024	\$245,000	\$202
203	1,215 sq ft	May 2024	\$161,000	\$133

Market Information



Trent (Kings Point): \$166/sq. ft.
Tamarac: \$183/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Trent (Kings Point)	5%
Tamarac	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Trent (Kings Point)	56 days
Tamarac	59 days
Broward	69 days