

# Unit 7613 Trent Dr # 107 - Trent (Kings Point)

7613 Trent Dr # 107 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10430334
Status:	Active
Size:	1,513 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Garden View
List Price:	\$209,000
List PPSF:	\$138
Valuated Price:	\$191,000
Valuated PPSF:	\$144

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:	21
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

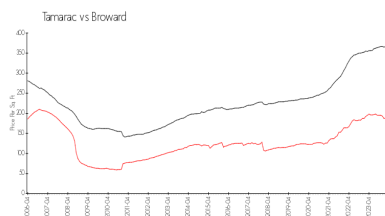
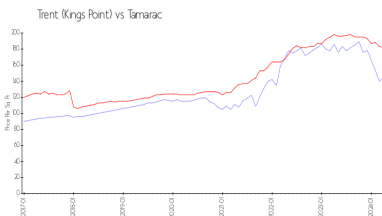
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
409	1,215 sq ft	May 2024	\$245,000	\$202
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%



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

Trent (Kings Point)	45 days
Tamarac	56 days
Broward	67 days