

Unit 7708 Trent Dr # 411 - Trent (Kings Point)

7708 Trent Dr # 411 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10435902
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:	\$245,000
List PPSF:	\$202
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:	21
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

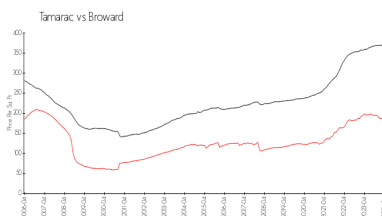
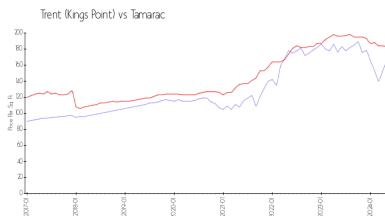
Building Association Information

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)	53 days
Tamarac	58 days
Broward	69 days