

# 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:	\$220,000
List PPSF:	\$181
Valuated Price:	\$189,000
Valuated PPSF:	\$156

*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:	23
Building inventory for sale:	6%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	2

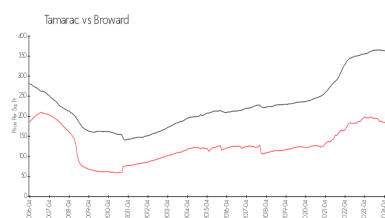
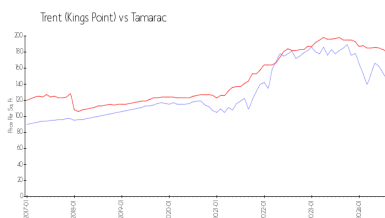
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	1,215 sq ft	Aug 2024	\$181,000	\$149
310	1,215 sq ft	Aug 2024	\$160,000	\$132
208	1,215 sq ft	Jun 2024	\$195,000	\$160
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

## Market Information



Trent (Kings Point): \$153/sq. ft.  
Tamarac: \$181/sq. ft.

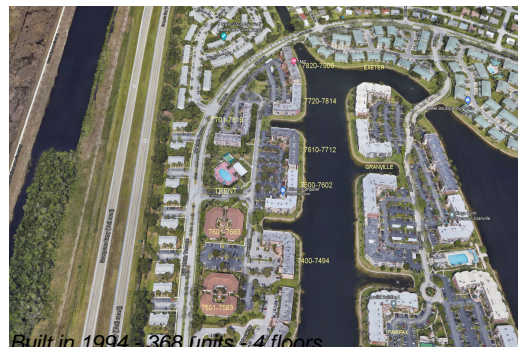
Tamarac: \$181/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Trent (Kings Point)	6%
Tamarac	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Trent (Kings Point)	73 days
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Built in 1994 - 368 units - 4 floors

Tamarac  
Broward

66 days  
72 days