

Unit 7765 Trent Dr # 303 - Trent (Kings Point)

7765 Trent Dr # 303 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10442405
Status:	Active
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	Water View
List Price:	\$162,000
List PPSF:	\$154
Valuated Price:	\$151,000
Valuated PPSF:	\$154

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

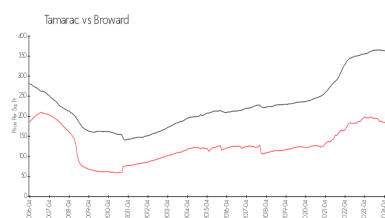
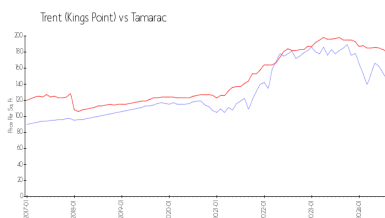
Building Association Information

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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Tamarac
Broward

66 days
72 days