

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: \$179,000
 List PPSF: \$170
 Valuated Price: \$164,000
 Valuated PPSF: \$167

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

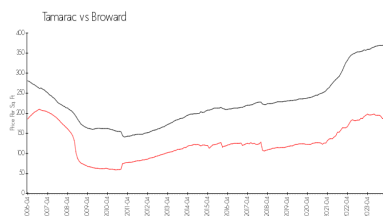
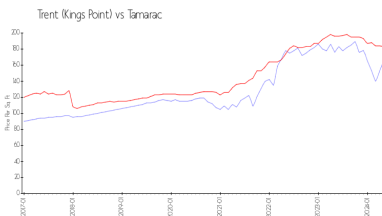
Building Association Information

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.

Tamarac: \$183/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)	53 days
Tamarac	58 days
Broward	69 days