

Unit 7592 Trent Dr # 408 - Trent (Kings Point)

7592 Trent Dr # 408 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10448195
Status:	Active
Size:	1,469 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Lake
List Price:	\$239,900
List PPSF:	\$163
Valuated Price:	\$217,000
Valuated PPSF:	\$149

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:	21
Building inventory for sale:	5%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

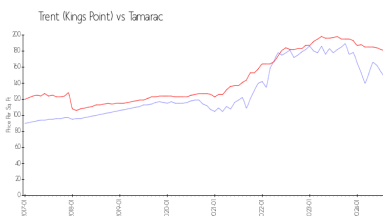
Building Association Information

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

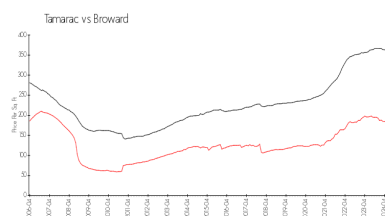
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	1,215 sq ft	Aug 2024	\$181,000	\$149
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): \$147/sq. ft.
Tamarac: \$180/sq. ft.



Tamarac: \$180/sq. ft.
Broward: \$346/sq. ft.

Inventory for Sale

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



Built in 1994 - 368 units - 4 floors

Avg. Time to Close Over Last 12 Months

Trent (Kings Point)	61 days
Tamarac	64 days
Broward	72 days