

# Unit 7501 Trent Dr # 101 - Trent (Kings Point)

7501 Trent Dr # 101 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10452719  
 Status: Active  
 Size: 1,250 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Garden View  
 List Price: \$222,500  
 List PPSF: \$178  
 Valuated Price: \$162,000  
 Valuated PPSF: \$136

*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: 20  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 1

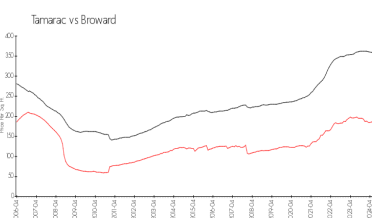
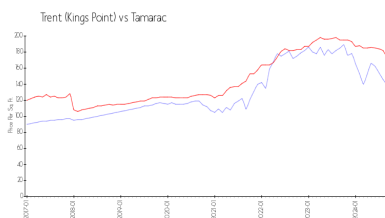
## Building Association Information

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): \$139/sq. ft.  
 Tamarac: \$173/sq. ft.

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 Broward: \$339/sq. ft.

## Inventory for Sale

Trent (Kings Point) 5%  
 Tamarac 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Trent (Kings Point) 74 days



Tamarac  
Broward

71 days  
74 days