

# Unit 7557 Trent Dr # 213 - Trent (Kings Point)

7557 Trent Dr # 213 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10456897
Status:	Active
Size:	1,187 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$145,000
List PPSF:	\$122
Valuated Price:	\$164,000
Valuated PPSF:	\$138

*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:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

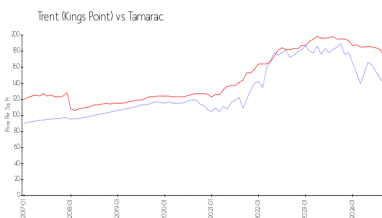
## Building Association Information

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

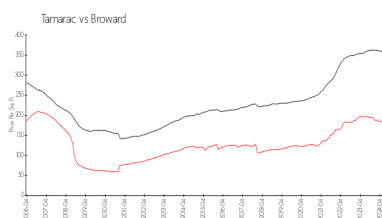
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7506	1,215 sq ft	Nov 2024	\$215,000	\$177
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.



Tamarac: \$173/sq. ft.  
Broward: \$339/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Built in 1994 - 368 units - 4 floors

Trent (Kings Point)	72 days
Tamarac	72 days
Broward	75 days