

# Unit 7802 Trent Dr # 406 - Trent (Kings Point)

7802 Trent Dr # 406 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10534492
Status:	Active
Size:	1,215 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$169,000
List PPSF:	\$139
Valuated Price:	\$142,000
Valuated PPSF:	\$117

*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:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	8

## Building Association Information

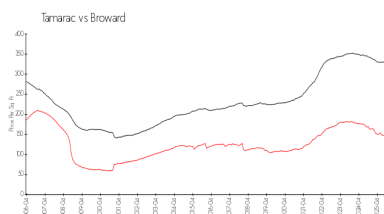
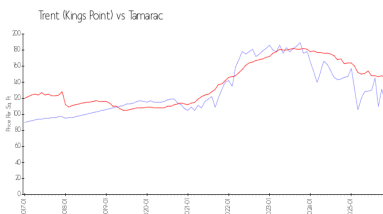
Kings Point in Tamarac  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
309	1,215 sq ft	Dec 2025	\$155,000	\$128
310	1,215 sq ft	Oct 2025	\$165,000	\$136
408	1,456 sq ft	Oct 2025	\$175,000	\$120
110	1,251 sq ft	Oct 2025	\$175,000	\$140
109	981 sq ft	Oct 2025	\$120,000	\$122

## Market Information

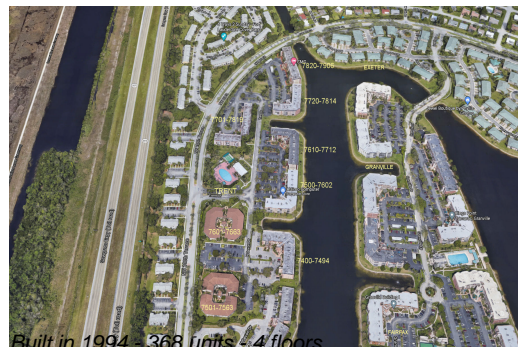


Trent (Kings Point):	\$115/sq. ft.	Tamarac:	\$146/sq. ft.
Tamarac:	\$146/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Built in 1994 - 368 units - 4 floors

Trent (Kings Point)	105 days
Tamarac	87 days
Broward	88 days