

Unit 7450 Trent Dr # 302 - Trent (Kings Point)

7450 Trent Dr # 302 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: R11111652
 Status: Active
 Size: 1,215 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Canal
 List Price: \$99,900
 List PPSF: \$82
 Valuated Price: \$128,000
 Valuated PPSF: \$105

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: 13
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 5

Building Association Information

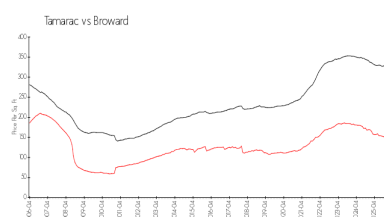
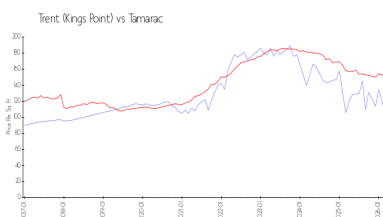
Kings Point in Tamarac
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
111	1,450 sq ft	Mar 2026	\$250,000	\$172
408	1,215 sq ft	Mar 2026	\$152,500	\$126
406	1,215 sq ft	Mar 2026	\$168,000	\$138
307	1,456 sq ft	Mar 2026	\$220,000	\$151
310	1,215 sq ft	Jan 2026	\$164,000	\$135
310	1,215 sq ft	Jan 2026	\$164,000	\$135

Market Information

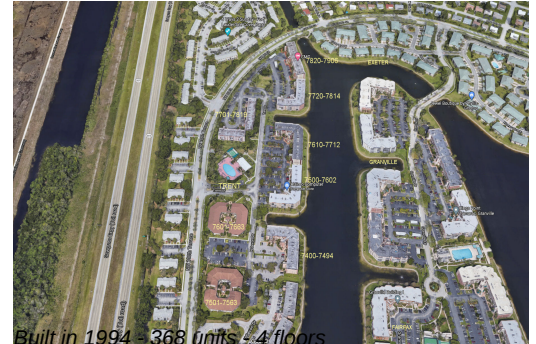


Trent (Kings Point): \$105/sq. ft.
 Tamarac: \$150/sq. ft.

Tamarac: \$150/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Trent (Kings Point) 4%
 Tamarac 5%
 Broward 6%



Avg. Time to Close Over Last 12 Months

Trent (Kings Point)	114 days
Tamarac	92 days
Broward	89 days