

Unit 7638 Trent Dr # 202 - Trent (Kings Point)

7638 Trent Dr # 202 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	RX-10944065
Status:	Active
Size:	1,215 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned
View:	Lake
List Price:	\$199,900
List PPSF:	\$165
Valuated Price:	\$177,000
Valuated PPSF:	\$146

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:	18
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

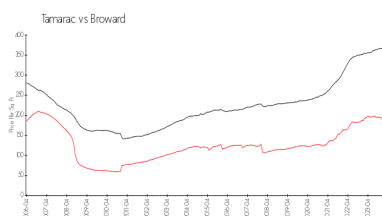
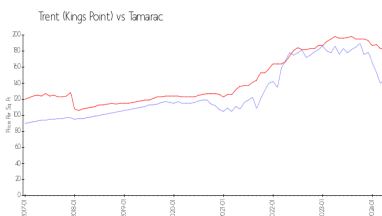
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
409	1,215 sq ft	May 2024	\$245,000	\$202
203	1,215 sq ft	May 2024	\$161,000	\$133
215	1,325 sq ft	Mar 2024	\$185,000	\$140
114	1,513 sq ft	Dec 2023	\$230,000	\$152
7763	1,050 sq ft	Dec 2023	\$175,000	\$167
211		Dec 2023	\$220,000	

Market Information

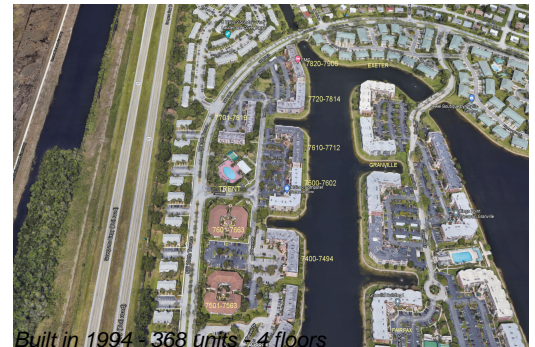


Trent (Kings Point): \$146/sq. ft.
Tamarac: \$182/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Trent (Kings Point)	5%
Tamarac	3%
Broward	4%



Built in 1994 - 368 units - 4 floors

Avg. Time to Close Over Last 12 Months

Trent (Kings Point)	45 days
Tamarac	56 days
Broward	67 days