

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

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

Unit Information

MLS Number: RX-11111652
Status: Active
Size: 1,215 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: Assigned, Guest
View: Canal
List Price: \$110,000
List PPSF: \$91
Valuated Price: \$141,000
Valuated PPSF: \$116

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: 12
Building inventory for sale: 3%
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: 6

Building Association Information

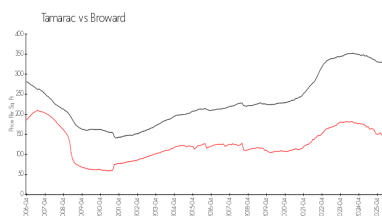
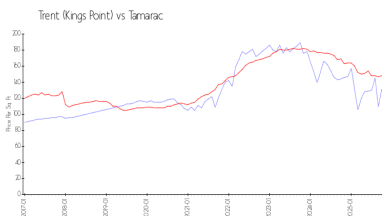
Kings Point in Tamarac
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<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



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