

Unit 7562 Trent Dr # 306 - Trent (Kings Point)

7562 Trent Dr # 306 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: RX-11128327
 Status: Active
 Size: 1,215 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Guest
 View: Lake
 List Price: \$124,900
 List PPSF: \$103
 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

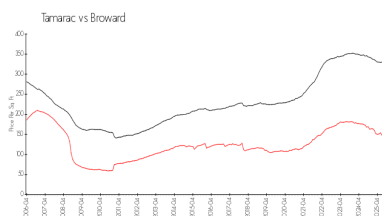
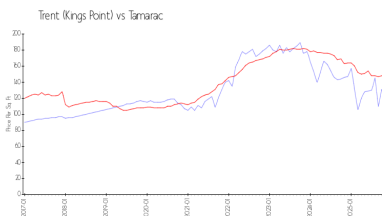
Kings Point in Tamarac
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<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

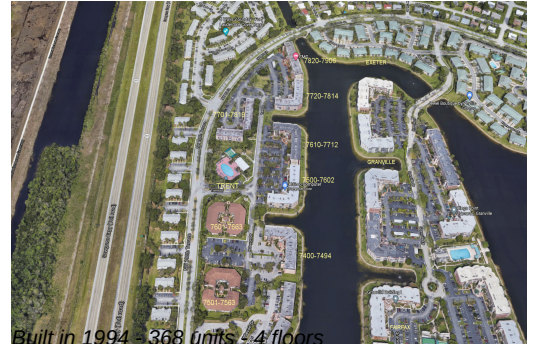


Trent (Kings Point):	\$115/sq. ft.	Tamarac:	\$146/sq. ft.
Tamarac:	\$146/sq. ft.	Broward:	\$311/sq. ft.

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