

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

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

Unit Information

MLS Number: A11404657
 Status: Active
 Size: 1,215 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$199,500
 List PPSF: \$164
 Valuated Price: \$179,000
 Valuated PPSF: \$147

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: 17
 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

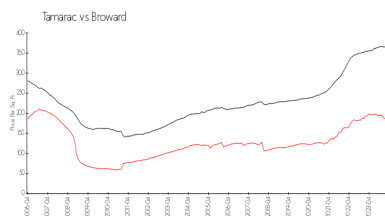
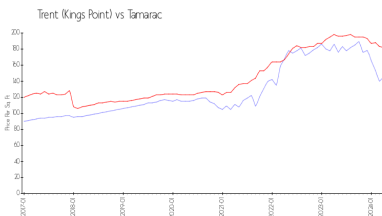
Building Association Information

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.
 Tamarac: \$182/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

| | |
|---------------------|---------|
| Trent (Kings Point) | 46 days |
| Tamarac | 56 days |
| Broward | 67 days |