

Unit 7761 Trent Dr # 301 - Trent (Kings Point)

7761 Trent Dr # 301 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10418338
 Status: Active
 Size: 1,321 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Garden View, Lake
 List Price: \$225,000
 List PPSF: \$170
 Valuated Price: \$194,000
 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: 18
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

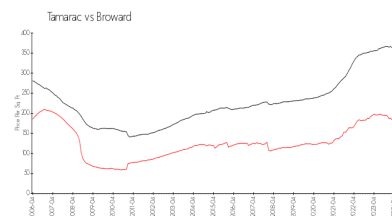
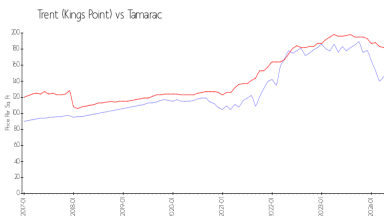
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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)	44 days
Tamarac	56 days
Broward	67 days