

# Unit 7494 Trent Dr # 412 - Trent (Kings Point)

7494 Trent Dr # 412 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10423231  
 Status: Active  
 Size: 1,450 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Deeded Parking  
 View: Other View  
 List Price: \$309,000  
 List PPSF: \$213  
 Valuated Price: \$215,000  
 Valuated PPSF: \$148

*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

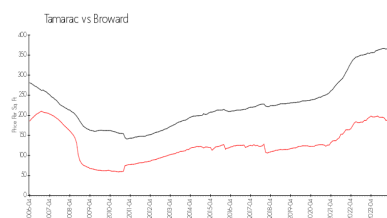
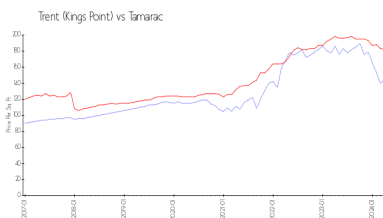
## Building Association Information

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 |