

# Unit 7632 Trent Dr # 112 - Trent (Kings Point)

7632 Trent Dr # 112 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10433930  
 Status: Active  
 Size: 1,215 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Lake  
 List Price: \$238,500  
 List PPSF: \$196  
 Valuated Price: \$175,000  
 Valuated PPSF: \$144

*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

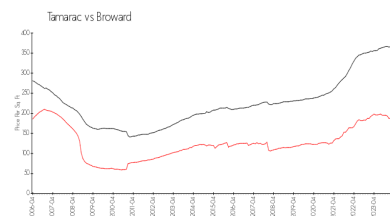
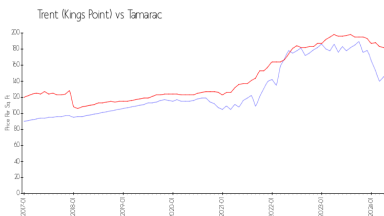
## Building Association Information

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.

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 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