

Unit 2305 S Cypress Bend Dr # 104 - Cypress Bend I A

2305 S Cypress Bend Dr # 104 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: A11627201
 Status: Active Under Contract
 Size: 1,450 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View:
 List Price: \$279,000
 List PPSF: \$192
 Valuated Price: \$248,000
 Valuated PPSF: \$171

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: 97
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

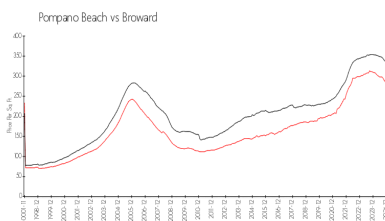
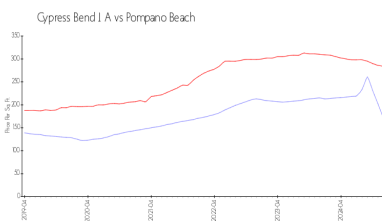
Cypress Bend I
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
211D	1,500 sq ft	Sep 2024	\$375,000	\$250
318A	1,200 sq ft	Jun 2024	\$240,000	\$200

Market Information



Cypress Bend I A: \$174/sq. ft.
 Pompano Beach: \$177/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

Cypress Bend I A: 7%
 Pompano Beach: 5%
 Broward: 5%



Avg. Time to Close Over Last 12 Months

Cypress Bend I A	123 days
Pompano Beach	80 days
Broward	78 days