

Unit 2309 S Cypress Bend Dr # 414 - Cypress Bend I A

2309 S Cypress Bend Dr # 414 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: A11649869
 Status: Active
 Size: 810 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$236,000
 List PPSF: \$291
 Valuated Price: \$214,000
 Valuated PPSF: \$264

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: 6
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

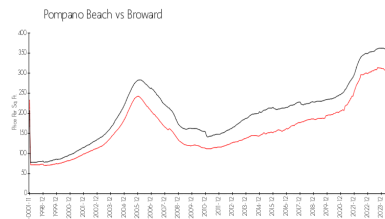
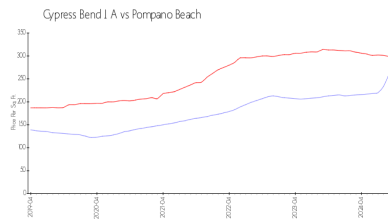
Cypress Bend I
 KW Property Management & Consulting
 8200 NW 33rd Street, Suite 300
 Miami, FL 33122
 estoppels@kwpmc.com
 (305) 476-9188

<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
208A	1,100 sq ft	Dec 2023	\$210,000	\$191

Market Information



Cypress Bend I A: \$261/sq. ft.
 Pompano Beach: \$299/sq. ft.

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 Broward: \$339/sq. ft.

Inventory for Sale

Cypress Bend I A: 6%
 Pompano Beach: 4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Cypress Bend I A

111 days

Pompano Beach

79 days

Broward

74 days