

# Unit 2304 S Cypress Bend Dr # 711 - Cypress Bend I B

2304 S Cypress Bend Dr # 711 - 2300 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11666392  
 Status: Active Under Contract  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Guest Parking  
 View:  
 List Price: \$234,000  
 List PPSF: \$213  
 Valuated Price: \$210,000  
 Valuated PPSF: \$191

*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: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

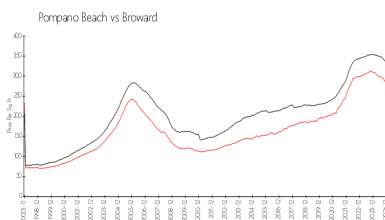
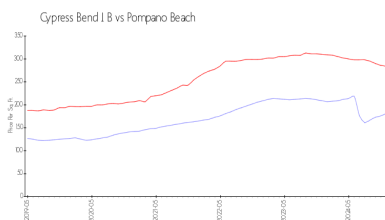
Cypress Bend I  
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
514	810 sq ft	Oct 2024	\$185,000	\$228
315	1,450 sq ft	Sep 2024	\$242,500	\$167
306	1,100 sq ft	Aug 2024	\$155,000	\$141
209	1,100 sq ft	Jun 2024	\$239,000	\$217
114	810 sq ft	Mar 2024	\$187,000	\$231

## Market Information



Cypress Bend I B: \$183/sq. ft.  
 Pompano Beach: \$177/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale



Cypress Bend I B	4%
Pompano Beach	5%
Broward	5%

**Avg. Time to Close Over Last 12 Months**

Cypress Bend I B	48 days
Pompano Beach	80 days
Broward	78 days