

# Unit 2313 S Cypress Bend Dr # 222 - Cypress Bend I A

2313 S Cypress Bend Dr # 222 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11680869
Status:	Cancelled
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$238,000
List PPSF:	\$238
Valuated Price:	\$156,000
Valuated PPSF:	\$156

*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:	8
Building inventory for sale:	8%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

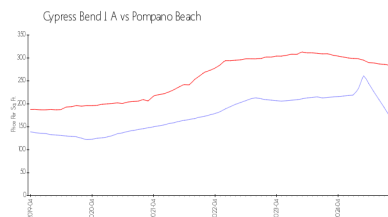
Cypress Bend I  
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

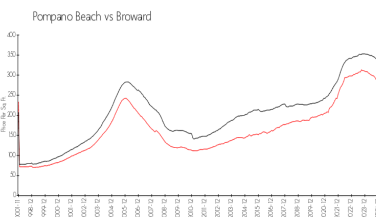
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109A	1,200 sq ft	Mar 2025	\$170,000	\$142
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: \$157/sq. ft.  
Pompano Beach: \$282/sq. ft.



Pompano Beach: \$282/sq. ft.  
Broward: \$324/sq. ft.

## Inventory for Sale

Cypress Bend I A	8%
Pompano Beach	5%



Broward	5%
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**Avg. Time to Close Over Last 12 Months**

Cypress Bend I A	198 days
Pompano Beach	85 days
Broward	83 days