

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: Active
 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: \$173,000
 Valuated PPSF: \$173

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

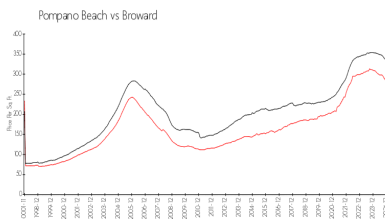
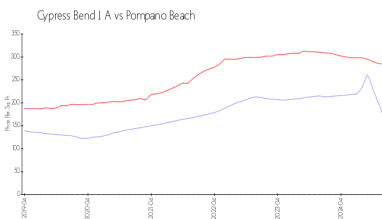
Cypress Bend I
 KW Property Management & Consulting
 8200 NW 33rd Street, Suite 300
 Miami, FL 33122
 estoppels@kwpmc.com
 (305) 476-9188

<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

Market Information



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

Pompano Beach: \$177/sq. ft.
 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