

Unit 2312 S Cypress Bend Dr # 410 - Cypress Bend I C

2312 S Cypress Bend Dr # 410 - 2310 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	A11691582
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$204,000
List PPSF:	\$204
Valuated Price:	\$177,000
Valuated PPSF:	\$177

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:	96
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	5%
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:	1

Building Association Information

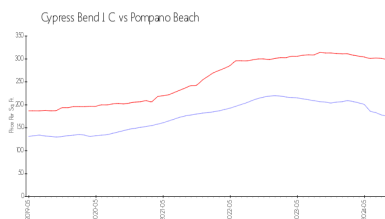
Cypress Bend I
KW Property Management & Consulting
8200 NW 33rd Street, Suite 300
Miami, FL 33122
estoppels@kwpmc.com
(305) 476-9188

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

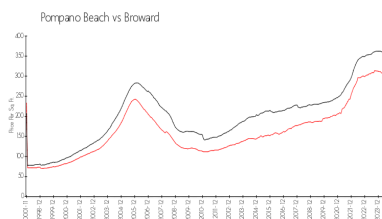
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
513	810 sq ft	Sep 2024	\$145,000	\$179
114	810 sq ft	May 2024	\$185,000	\$228

Market Information



Cypress Bend I C: \$175/sq. ft.
Pompano Beach: \$299/sq. ft.



Pompano Beach: \$299/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Cypress Bend I C	71 days
Pompano Beach	79 days
Broward	74 days