

Unit 2313 S Cypress Bend Dr # 123 - Cypress Bend I A

2313 S Cypress Bend Dr # 123 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	A11778814
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$160,000
List PPSF:	\$145
Valuated Price:	\$185,000
Valuated PPSF:	\$168

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:	9
Building inventory for sale:	9%
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

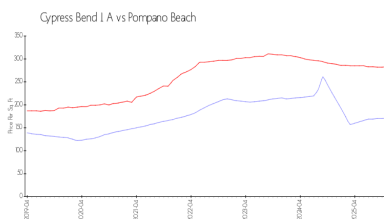
Cypress Bend I
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

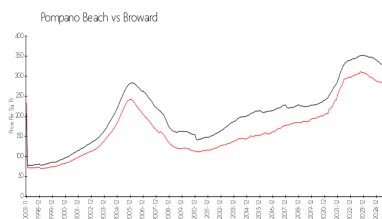
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104D	1,450 sq ft	Jul 2025	\$240,000	\$166
109A	1,200 sq ft	Mar 2025	\$170,000	\$142

Market Information



Cypress Bend I A: \$171/sq. ft.
Pompano Beach: \$283/sq. ft.



Pompano Beach: \$283/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Cypress Bend I A	9%
Pompano Beach	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Cypress Bend I A	153 days
Pompano Beach	88 days
Broward	87 days