

Unit 2311 S Cypress Bend Dr # 316 - Cypress Bend I A

2311 S Cypress Bend Dr # 316 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: A11826590
 Status: Active
 Size: 1,000 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking
 View:
 List Price: \$225,000
 List PPSF: \$225
 Valuated Price: \$171,000
 Valuated PPSF: \$171

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

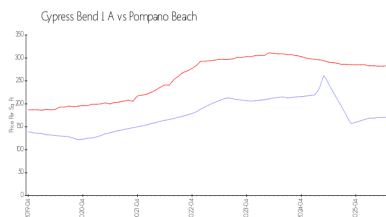
Cypress Bend I
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

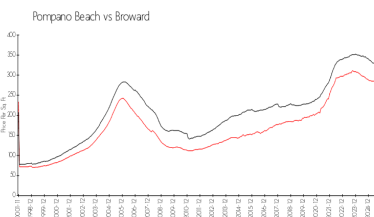
Recent Sales

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%
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Avg. Time to Close Over Last 12 Months

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