

Unit 2302 S Cypress Bend Dr # 306 - Cypress Bend I B

2302 S Cypress Bend Dr # 306 - 2300 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: A11943868
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking
 View:
 List Price: \$299,000
 List PPSF: \$272
 Valuated Price: \$220,000
 Valuated PPSF: \$200

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: 3
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

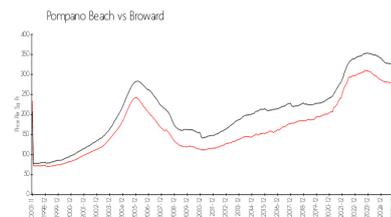
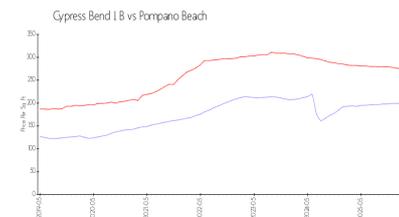
Cypress Bend I
 KW Property Management & Consulting
 8200 NW 33rd Street, Suite 300
 Miami, FL 33122
 estoppels@kwpmc.com
 (305) 476-9188

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
112	810 sq ft	Jul 2025	\$160,000	\$198
112	810 sq ft	Jul 2025	\$160,000	\$198
315	1,450 sq ft	Apr 2025	\$242,500	\$167

Market Information

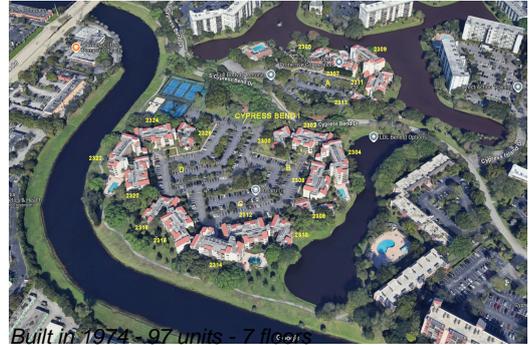


Cypress Bend I B: \$200/sq. ft.
 Pompano Beach: \$275/sq. ft.

Pompano Beach: \$275/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Cypress Bend I B: 3%
 Pompano Beach: 6%



Broward

6%

Avg. Time to Close Over Last 12 Months

Cypress Bend I B

54 days

Pompano Beach

89 days

Broward

89 days