

# Unit 2240 N Cypress Bend Dr # 805 - Cypress Bend VII (2228-2240&2334)

2240 N Cypress Bend Dr # 805 - 2228 N Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: A11946430  
 Status: Active  
 Size: 1,222 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$225,000  
 List PPSF: \$184  
 Valuated Price: \$304,000  
 Valuated PPSF: \$249

*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: 489  
 Number of active listings for rent: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 4

## Building Association Information

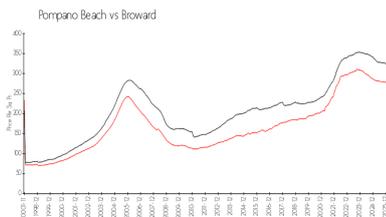
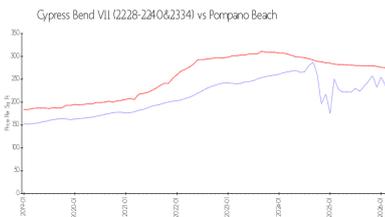
2320 South Cypress Bend Drive  
 Pompano Beach, FL  
 (954) 971-1340

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	840 sq ft	Mar 2026	\$214,500	\$255
107	1,222 sq ft	Mar 2026	\$285,000	\$233
504	825 sq ft	Feb 2026	\$199,000	\$241
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306	825 sq ft	Jan 2026	\$210,000	\$255

## Market Information

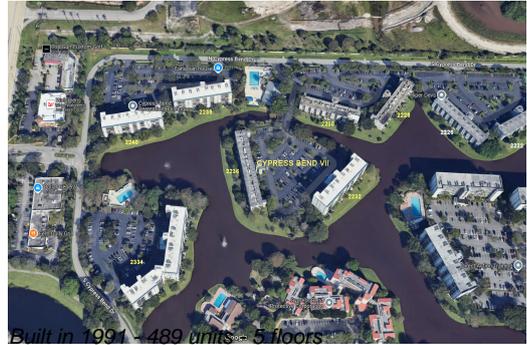


Cypress Bend VII (2228-2240&2334): \$236/sq. ft.  
 Pompano Beach: \$275/sq. ft.

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

## Inventory for Sale

Cypress Bend VII (2228-2240&2334) 3%  
 Pompano Beach 6%



Broward

6%

**Avg. Time to Close Over Last 12 Months**

Cypress Bend VII (2228-2240&2334)	73 days
Pompano Beach	89 days
Broward	89 days