

Unit 2316 S Cypress Bend Dr # 318 - Cypress Bend I C

2316 S Cypress Bend Dr # 318 - 2310 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: B26007927
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Other
 List Price: \$185,000
 List PPSF: \$168
 Valuated Price: \$201,000
 Valuated PPSF: \$183

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: 3
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

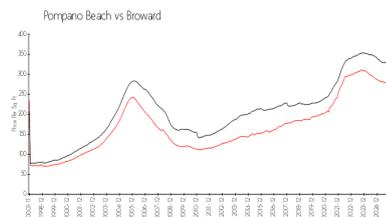
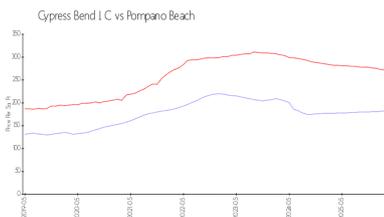
Cypress Bend I
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	900 sq ft	Feb 2026	\$120,000	\$133
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319	1,100 sq ft	Oct 2025	\$165,000	\$150
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122	1,500 sq ft	Jul 2025	\$187,000	\$125
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Market Information



Cypress Bend I C: \$182/sq. ft.
 Pompano Beach: \$272/sq. ft.

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 Broward: \$306/sq. ft.

Inventory for Sale



Cypress Bend I C	3%
Pompano Beach	6%
Broward	6%

Avg. Time to Close Over Last 12 Months

Cypress Bend I C	82 days
Pompano Beach	89 days
Broward	89 days