

Unit 2306 S Cypress Bend Dr # 416 - Cypress Bend I B

2306 S Cypress Bend Dr # 416 - 2300 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: F10428254
 Status: Active Under Contract
 Size: 1,000 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Other View
 List Price: \$239,900
 List PPSF: \$240
 Valuated Price: \$185,000
 Valuated PPSF: \$185

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: 4
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

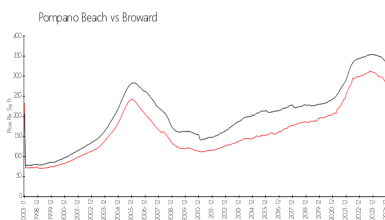
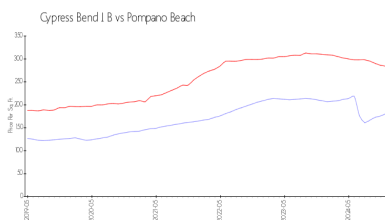
Cypress Bend I
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
514	810 sq ft	Oct 2024	\$185,000	\$228
315	1,450 sq ft	Sep 2024	\$242,500	\$167
306	1,100 sq ft	Aug 2024	\$155,000	\$141
209	1,100 sq ft	Jun 2024	\$239,000	\$217
114	810 sq ft	Mar 2024	\$187,000	\$231

Market Information



Cypress Bend I B: \$183/sq. ft.
 Pompano Beach: \$177/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale



Cypress Bend I B	4%
Pompano Beach	5%
Broward	5%

Avg. Time to Close Over Last 12 Months

Cypress Bend I B	48 days
Pompano Beach	80 days
Broward	78 days