

Unit 2309 S Cypress Bend Dr # 714 - Cypress Bend I A

2309 S Cypress Bend Dr # 714 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10449008
Status:	Active
Size:	950 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$125,900
List PPSF:	\$133
Valuated Price:	\$220,000
Valuated PPSF:	\$272

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

Building Association Information

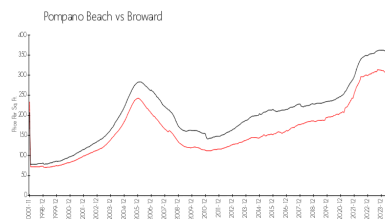
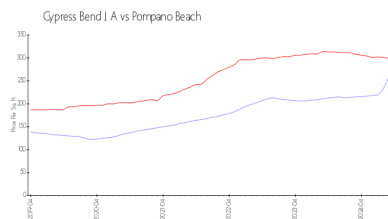
Cypress Bend I
 KW Property Management & Consulting
 8200 NW 33rd Street, Suite 300
 Miami, FL 33122
 estoppels@kwpmc.com
 (305) 476-9188

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
211D	1,500 sq ft	Sep 2024	\$375,000	\$250
318A	1,200 sq ft	Jun 2024	\$240,000	\$200
208A	1,100 sq ft	Dec 2023	\$210,000	\$191

Market Information



Cypress Bend I A: \$261/sq. ft.
 Pompano Beach: \$299/sq. ft.

Pompano Beach: \$299/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Cypress Bend I A	6%
Pompano Beach	4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Cypress Bend I A

111 days

Pompano Beach

79 days

Broward

74 days