

# Unit 2320 S Cypress Bend Dr # 401 - Cypress Bend I D

2320 S Cypress Bend Dr # 401 - 2320 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10454127  
 Status: Active  
 Size: 810 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View: Other View  
 List Price: \$179,900  
 List PPSF: \$222  
 Valuated Price: \$155,000  
 Valuated PPSF: \$191

*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: 89  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

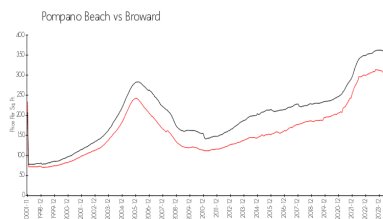
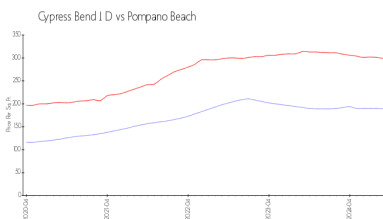
Cypress Bend I  
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	900 sq ft	May 2024	\$155,000	\$172
409	810 sq ft	Apr 2024	\$140,000	\$173
215	1,100 sq ft	Mar 2024	\$235,000	\$214
312	1,000 sq ft	Feb 2024	\$190,000	\$190
315	1,100 sq ft	Dec 2023	\$160,000	\$145
607	1,500 sq ft	Dec 2023	\$230,000	\$153

## Market Information



Cypress Bend I D: \$189/sq. ft.  
 Pompano Beach: \$299/sq. ft.

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 Broward: \$339/sq. ft.

## Inventory for Sale



Cypress Bend I D	6%
Pompano Beach	4%
Broward	4%

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

Cypress Bend I D	59 days
Pompano Beach	79 days
Broward	75 days