

# Unit 2314 S Cypress Bend Dr # 613 - Cypress Bend I C

2314 S Cypress Bend Dr # 613 - 2310 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10454318  
 Status: Active  
 Size: 900 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Canal  
 List Price: \$119,000  
 List PPSF: \$132  
 Valuated Price: \$142,000  
 Valuated PPSF: \$175

*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: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

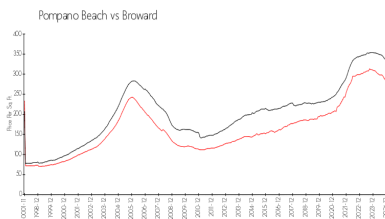
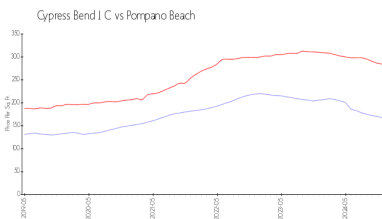
Cypress Bend I  
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
513	810 sq ft	Sep 2024	\$145,000	\$179
114	810 sq ft	May 2024	\$185,000	\$228

## Market Information



Cypress Bend I C: \$169/sq. ft.  
 Pompano Beach: \$177/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Cypress Bend I C: 5%  
 Pompano Beach: 5%  
 Broward: 5%



## Avg. Time to Close Over Last 12 Months

Cypress Bend I C	71 days
Pompano Beach	80 days
Broward	78 days