

Unit 2320 S Cypress Bend Dr # 404 - Cypress Bend I D

2320 S Cypress Bend Dr # 404 - 2320 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10455008
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Pool Area View
List Price:	\$186,000
List PPSF:	\$169
Valuated Price:	\$200,000
Valuated PPSF:	\$182

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:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

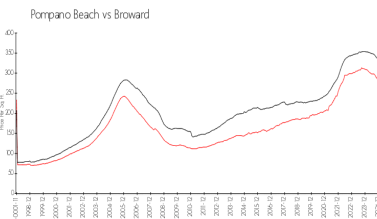
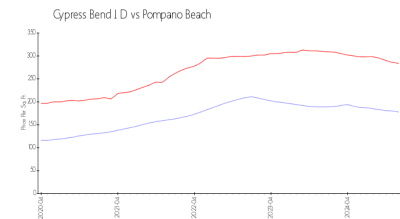
Cypress Bend I
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

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

Market Information



Cypress Bend I D: \$180/sq. ft.
 Pompano Beach: \$177/sq. ft.

Pompano Beach: \$177/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Cypress Bend I D 3%



Pompano Beach	5%
Broward	5%

Avg. Time to Close Over Last 12 Months

Cypress Bend I D	55 days
Pompano Beach	80 days
Broward	78 days