

Unit 2311 S Cypress Bend Dr # 319 - Cypress Bend I A

2311 S Cypress Bend Dr # 319 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: F10487647
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Lake, Water
 List Price: \$239,900
 List PPSF: \$218
 Valuated Price: \$230,000
 Valuated PPSF: \$209

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: 2
 Building inventory for sale: 2%
 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: 2

Building Association Information

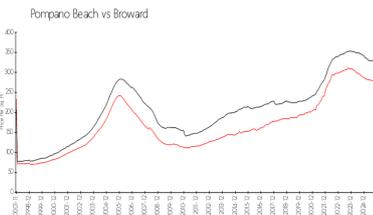
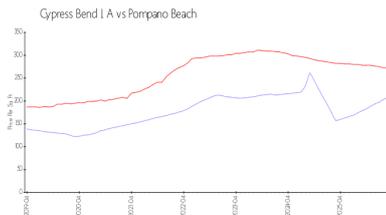
Cypress Bend I
 KW Property Management & Consulting
 8200 NW 33rd Street, Suite 300
 Miami, FL 33122
 estoppels@kwpmc.com
 (305) 476-9188

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
123A	1,100 sq ft	Mar 2026	\$150,000	\$136
108A	1,200 sq ft	Jan 2026	\$177,000	\$148
108A	1,200 sq ft	Jan 2026	\$177,000	\$148
104D	1,450 sq ft	Jul 2025	\$240,000	\$166

Market Information



Cypress Bend I A: \$208/sq. ft.
 Pompano Beach: \$272/sq. ft.

Pompano Beach: \$272/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Cypress Bend I A 2%



Pompano Beach	6%
Broward	6%

Avg. Time to Close Over Last 12 Months

Cypress Bend I A	125 days
Pompano Beach	89 days
Broward	89 days