

# Unit 2307 S Cypress Bend Dr # 108 - Cypress Bend I A

2307 S Cypress Bend Dr # 108 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10528078
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$179,000
List PPSF:	\$149
Valuated Price:	\$185,000
Valuated PPSF:	\$168

*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:	9
Building inventory for sale:	9%
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

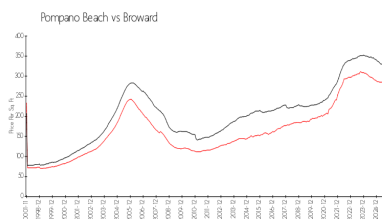
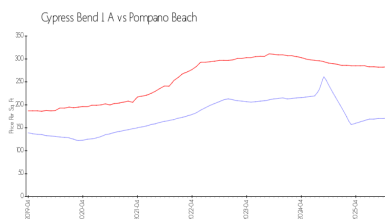
Cypress Bend I  
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104D	1,450 sq ft	Jul 2025	\$240,000	\$166
109A	1,200 sq ft	Mar 2025	\$170,000	\$142

## Market Information



Cypress Bend I A: \$171/sq. ft.  
Pompano Beach: \$283/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

Cypress Bend I A	9%
Pompano Beach	3%
Broward	4%



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

Cypress Bend I A	153 days
Pompano Beach	88 days
Broward	87 days