

# Unit 2238 N Cypress Bend Dr # 608 - Cypress Bend VII (2228-2240&2334)

2238 N Cypress Bend Dr # 608 - 2228 N Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | F10539109    |
| Status:         | Active       |
| Size:           | 1,222 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$309,900    |
| List PPSF:      | \$254        |
| Valuated Price: | \$324,000    |
| Valuated PPSF:  | \$265        |

*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:                         | 489 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 27  |
| Number of sales over the last 6 months:  | 13  |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

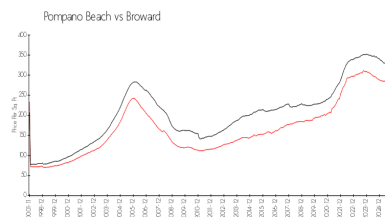
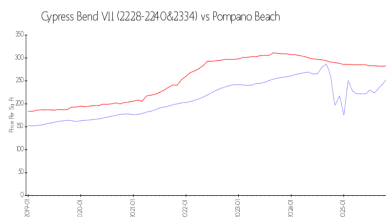
2320 South Cypress Bend Drive  
Pompano Beach, FL  
(954) 971-1340

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 314    | 825 sq ft   | Nov 2025     | \$215,000  | \$261 |
| 101    | 825 sq ft   | Nov 2025     | \$205,000  | \$248 |
| 407    | 825 sq ft   | Oct 2025     | \$145,000  | \$176 |
| 208    | 1,500 sq ft | Oct 2025     | \$300,000  | \$200 |
| 210    | 840 sq ft   | Oct 2025     | \$240,000  | \$286 |
| 603    | 1,222 sq ft | Oct 2025     | \$175,000  | \$143 |

## Market Information



Cypress Bend VII (2228-2240&2334):  
\$257/sq. ft.  
Pompano Beach: \$283/sq. ft.

Pompano Beach: \$283/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Cypress Bend VII (2228-2240&2334) 2%



|               |    |
|---------------|----|
| Pompano Beach | 3% |
| Broward       | 4% |

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

|                                   |         |
|-----------------------------------|---------|
| Cypress Bend VII (2228-2240&2334) | 78 days |
| Pompano Beach                     | 88 days |
| Broward                           | 87 days |