

Unit 2307 S Cypress Bend Dr # 106 - Cypress Bend I A

2307 S Cypress Bend Dr # 106 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: F10542615
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Garden, Pool
 List Price: \$225,000
 List PPSF: \$188
 Valuated Price: \$206,000
 Valuated PPSF: \$187

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: 4
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

Building Association Information

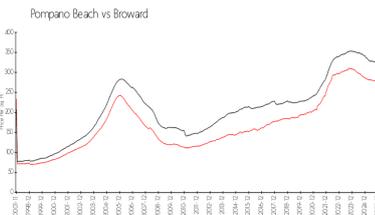
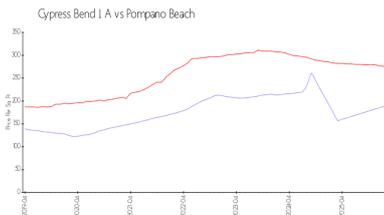
Cypress Bend I
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$190/sq. ft.
 Pompano Beach: \$275/sq. ft.

Pompano Beach: \$275/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Cypress Bend I A 4%



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