

Unit 2240 N Cypress Bend Dr # 601 - Cypress Bend VII (2228-2240&2334)

2240 N Cypress Bend Dr # 601 - 2228 N Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	R11156249
Status:	Active
Size:	1,222 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Lake
List Price:	\$265,000
List PPSF:	\$217
Valuated Price:	\$265,000
Valuated PPSF:	\$217

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:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

Building Association Information

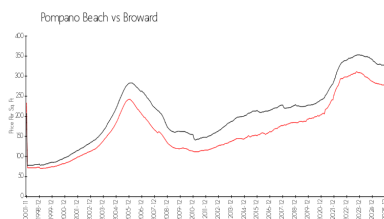
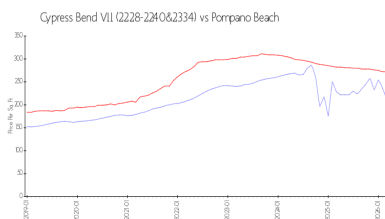
2320 South Cypress Bend Drive
Pompano Beach, FL
(954) 971-1340

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	840 sq ft	Mar 2026	\$214,500	\$255
107	1,222 sq ft	Mar 2026	\$285,000	\$233
504	825 sq ft	Feb 2026	\$199,000	\$241
504	825 sq ft	Feb 2026	\$199,000	\$241
306	825 sq ft	Jan 2026	\$210,000	\$255

Market Information



Cypress Bend VII (2228-2240&2334): \$211/sq. ft.
Pompano Beach: \$272/sq. ft.

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

Inventory for Sale

Cypress Bend VII (2228-2240&2334)	3%
Pompano Beach	6%



Broward

6%

Avg. Time to Close Over Last 12 Months

Cypress Bend VII (2228-2240&2334)	77 days
Pompano Beach	89 days
Broward	89 days