

# Unit 2238 N Cypress Bend Dr # 302 - Cypress Bend VII (2228-2240&2334)

2238 N Cypress Bend Dr # 302 - 2228 N Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	RX-11020341
Status:	Active
Size:	1,222 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$239,900
List PPSF:	\$196
Valuated Price:	\$350,000
Valuated PPSF:	\$286

*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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

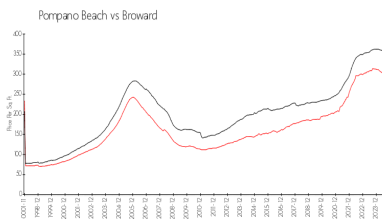
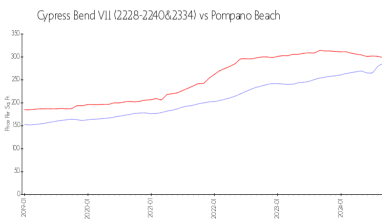
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
803	1,340 sq ft	Oct 2024	\$230,000	\$172
101	920 sq ft	Oct 2024	\$274,900	\$299
105	1,347 sq ft	Sep 2024	\$265,000	\$197
512	920 sq ft	Sep 2024	\$241,000	\$262
701	1,340 sq ft	Jul 2024	\$247,500	\$185

## Market Information



Cypress Bend VII (2228-2240&2334):	\$286/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Cypress Bend VII (2228-2240&2334)	2%
Pompano Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Cypress Bend VII (2228-2240&2334)	55 days
Pompano Beach	79 days
Broward	74 days