

Unit 2228 N Cypress Bend Dr # 106 - Cypress Bend VII (2228-2240&2334)

2228 N Cypress Bend Dr # 106 - 2228 N Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: RX-11026255
 Status: Active
 Size: 825 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Lake, Pond
 List Price: \$269,900
 List PPSF: \$327
 Valuated Price: \$232,000
 Valuated PPSF: \$281

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

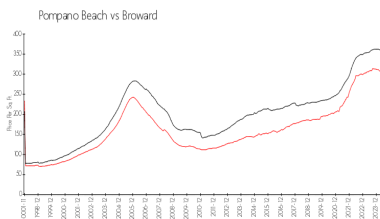
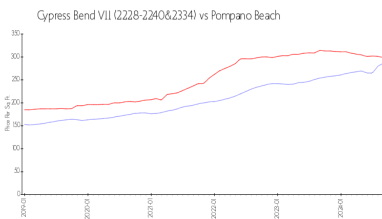
Building Association Information

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