

Unit 2309 S Cypress Bend Dr # 314 - Cypress Bend I A

2309 S Cypress Bend Dr # 314 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: RX-11042022
Status: Active
Size: 810 Sq ft.
Bedrooms: 1
Full Bathrooms: 1
Half Bathrooms: 1
Parking Spaces:
View: Lake
List Price: \$169,000
List PPSF: \$209
Valuated Price: \$139,000
Valuated PPSF: \$172

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: 9
Building inventory for sale: 9%
Number of sales over the last 12 months: 2
Number of sales over the last 6 months: 1
Number of sales over the last 3 months: 0

Building Association Information

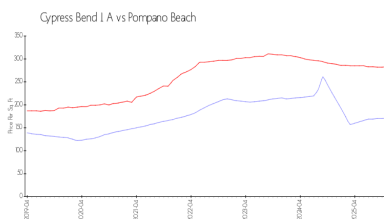
Cypress Bend I
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<https://kwpmc.com/property/cypress-bend-condominium-i/>

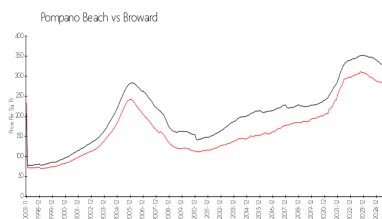
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104D	1,450 sq ft	Jul 2025	\$240,000	\$166
109A	1,200 sq ft	Mar 2025	\$170,000	\$142

Market Information



Cypress Bend I A: \$171/sq. ft.
Pompano Beach: \$283/sq. ft.



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

Inventory for Sale

Cypress Bend I A: 9%
Pompano Beach: 3%
Broward: 4%



Avg. Time to Close Over Last 12 Months

Cypress Bend I A	153 days
Pompano Beach	88 days
Broward	88 days