

Unit 2236 N Cypress Bend Dr # 311 - Cypress Bend VII (2228-2240&2334)

2236 N Cypress Bend Dr # 311 - 2228 N Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	RX-11134613
Status:	Active
Size:	825 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	
List Price:	\$240,000
List PPSF:	\$291
Valuated Price:	\$212,000
Valuated PPSF:	\$257

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:	8
Building inventory for sale:	1%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	7

Building Association Information

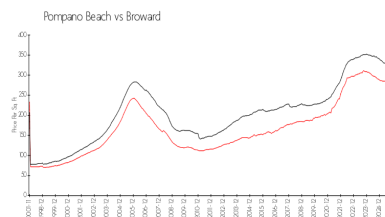
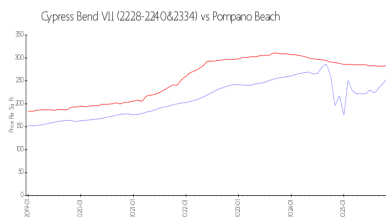
2320 South Cypress Bend Drive
Pompano Beach, FL
(954) 971-1340

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
314	825 sq ft	Nov 2025	\$215,000	\$261
101	825 sq ft	Nov 2025	\$205,000	\$248
407	825 sq ft	Oct 2025	\$145,000	\$176
208	1,500 sq ft	Oct 2025	\$300,000	\$200
210	840 sq ft	Oct 2025	\$240,000	\$286
603	1,222 sq ft	Oct 2025	\$175,000	\$143

Market Information



Cypress Bend VII (2228-2240&2334):
\$257/sq. ft.
Pompano Beach: \$283/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Cypress Bend VII (2228-2240&2334) 2%



Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cypress Bend VII (2228-2240&2334)	78 days
Pompano Beach	88 days
Broward	88 days