

# Unit 123 - Cypress Park

123 - 126-140 S Cypress Rd, Pompano Beach, FL, Broward 33060

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | RX-11138128           |
| Status:         | Active                |
| Size:           | 936 Sq ft.            |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | Assigned, Guest, Open |
| View:           | Garden                |
| List Price:     | \$210,000             |
| List PPSF:      | \$224                 |
| Valuated Price: | \$172,000             |
| Valuated PPSF:  | \$184                 |

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:                         | 150 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

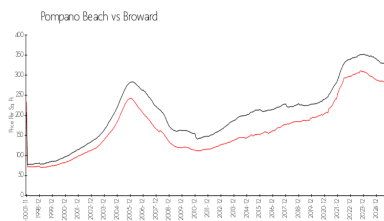
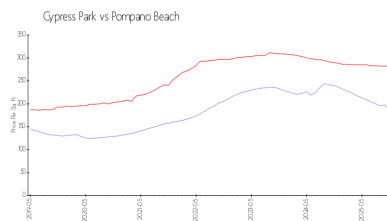
Cypress Park Condominium  
140 S Cypress Rd  
Pompano Beach, FL 33060  
(954) 782-1884

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 323    | 936 sq ft | Dec 2025     | \$196,900  | \$210 |
| #128   |           | Oct 2025     | \$185,000  |       |
| 215    | 936 sq ft | Sep 2025     | \$182,000  | \$194 |

## Market Information



Cypress Park: \$184/sq. ft.  
Pompano Beach: \$283/sq. ft.

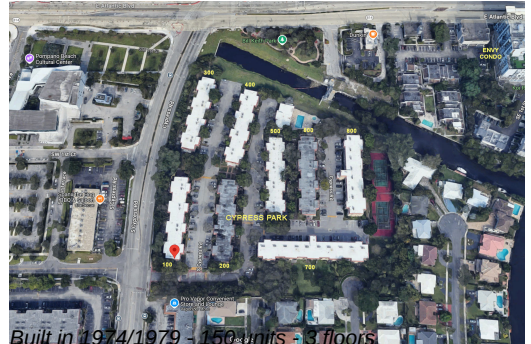
Pompano Beach: \$283/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|               |    |
|---------------|----|
| Cypress Park  | 4% |
| Pompano Beach | 3% |
| Broward       | 4% |

## Avg. Time to Close Over Last 12 Months

|              |          |
|--------------|----------|
| Cypress Park | 113 days |
|--------------|----------|



Pompano Beach  
Broward

88 days  
87 days