

Cypress Lakes, West Palm Beach

Villas - HOA - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/hoa-fees-west-palm-beach/cypress-lakes/

BY THE NUMBERS

Median listed association fee	\$393 / month equivalent	9 active listings stating a fee
West Palm Beach median (same property type)	\$438 / month	138 city listings
For sale today	10	4 under contract
Median asking price	\$249,250	asking range \$200,000 to \$380,000
Closed sales, September 2025 to August 2026	21	0 so far this month
Median sold price, same 12 months	\$239,900	sold range \$190,000 to \$325,000
Sold price vs original asking	94.8%	median across closed sales
Median recorded days on market (closed)	21	MLS cumulative days
Cash purchases	19%	of closed sales
Year built (listings)	1979 to 1990	median 1980
Months of supply	5.7	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Cable TV (9 of 9 listings stating inclusions)
- HVAC (8 of 9 listings stating inclusions)
- Grounds (8 of 9 listings stating inclusions)
- Common areas (7 of 9 listings stating inclusions)
- Recreation facilities (7 of 9 listings stating inclusions)
- Internet (7 of 9 listings stating inclusions)

LISTING REMARKS FLAG

- 55+ community: 8 listings state it
- no pets: 1 listing state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 4.7 mi
- Hospital: 3.2 mi (JFK Medical Center North Campus)
- Golf: 3 mi (Long Pine Country Club)
- Rail station: 3.6 mi (Mangonia Park)
- Marina: 4.5 mi (Palm Harbor Marina)
- Within 1 mile: 42 tennis courts, 2 grocery stores, 1 playground

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a villa in Cypress Lakes? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at hoa-fees-west-palm-beach/cypress-lakes/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Cypress Lakes after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.