

# Unit 2205 S Cypress Bend Dr # 203 - Cypress Bend III (2112 2205&2209)

2205 S Cypress Bend Dr # 203 - 2112 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11639383
Status:	Active
Size:	1,160 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$249,000
List PPSF:	\$215
Valuated Price:	\$223,000
Valuated PPSF:	\$192

*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:	184
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

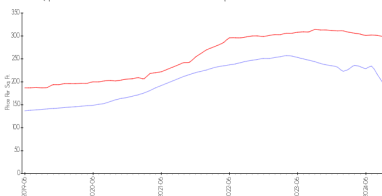
Cypress Bend Condo III Association  
 2112 S Cypress Bend Dr  
 Pompano Beach, FL 33069  
 (954) 971-5377

## Recent Sales

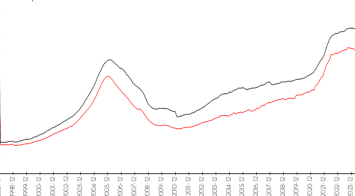
Unit #	Size	Closing Date	Sale Price	PPSF
506	1,050 sq ft	Nov 2024	\$193,000	\$184
803	1,210 sq ft	May 2024	\$285,000	\$236
703	1,160 sq ft	May 2024	\$213,750	\$184
702	1,160 sq ft	Apr 2024	\$270,500	\$233
306	1,280 sq ft	Apr 2024	\$270,000	\$211

## Market Information

Cypress Bend III (2112 2205&2209) vs Pompano Beach



Pompano Beach vs Broward



Cypress Bend III (2112 2205&2209):	\$197/sq. ft.	Pompano Beach:	\$299/sq. ft.
Pompano Beach:	\$299/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Cypress Bend III (2112 2205&2209)	3%
Pompano Beach	4%
Broward	4%



## Avg. Time to Close Over Last 12 Months

Cypress Bend III (2112 2205&2209)	63 days
Pompano Beach	79 days
Broward	74 days