

Unit 2205 S Cypress Bend Dr # 204 - Cypress Bend III (2112 2205&2209)

2205 S Cypress Bend Dr # 204 - 2112 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069



Unit Information

MLS Number:	A11663757
Status:	Active Under Contract
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$233,500
List PPSF:	\$222
Valuated Price:	\$225,000
Valuated PPSF:	\$214

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:	2
Number of sales over the last 3 months:	2

Building Association Information

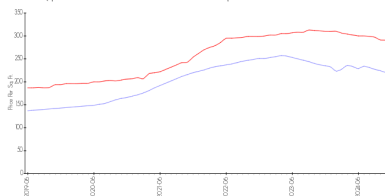
Cypress Bend Condo III Association
 2112 S Cypress Bend Dr
 Pompano Beach, FL 33069
 (954) 971-5377

Recent Sales

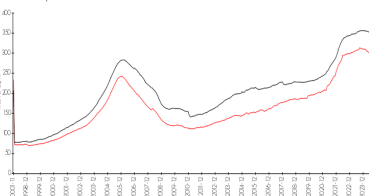
Unit #	Size	Closing Date	Sale Price	PPSF
908	1,340 sq ft	Nov 2024	\$247,000	\$184
506	1,050 sq ft	Nov 2024	\$193,000	\$184
803	1,210 sq ft	May 2024	\$285,000	\$236
703	1,160 sq ft	May 2024	\$213,750	\$184
702	1,160 sq ft	Apr 2024	\$270,500	\$233
306	1,280 sq ft	Apr 2024	\$270,000	\$211

Market Information

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



Pompano Beach vs Broward



Cypress Bend III (2112 2205&2209):	\$220/sq. ft.	Pompano Beach:	\$291/sq. ft.
Pompano Beach:	\$291/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Cypress Bend III (2112 2205&2209)	3%
Pompano Beach	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Cypress Bend III (2112 2205&2209)	71 days
Pompano Beach	80 days
Broward	76 days