

# Unit 2221 Cypress Island Dr # 702 - Cypress Bend VI (2213 2215 2217 2221)

2221 Cypress Island Dr # 702 - 2213 Cypress Island Dr, Pompano Beach, FL, Broward 33069



## Unit Information

MLS Number: A11672061  
 Status: Active  
 Size: 1,222 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$299,999  
 List PPSF: \$245  
 Valuated Price: \$262,000  
 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: 256  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## Building Association Information

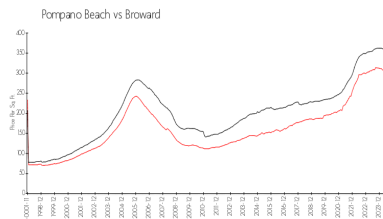
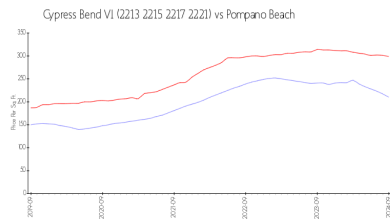
Cypress Bend Condo VI Association  
 2217 Cypress Island Drive  
 Pompano Beach, FL 33069  
 (954) 978-0675

<https://www.islcypressbendvi.com/home/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	1,330 sq ft	Nov 2024	\$265,000	\$199
308	1,330 sq ft	Oct 2024	\$210,000	\$158
508	1,330 sq ft	Oct 2024	\$245,000	\$184
403	1,330 sq ft	Aug 2024	\$285,000	\$214
202	1,330 sq ft	Apr 2024	\$322,000	\$242

## Market Information



Cypress Bend VI (2213 2215 2217 2221): \$210/sq. ft.

Pompano Beach: \$299/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale

Cypress Bend VI (2213 2215 2217 2221)	4%
Pompano Beach	4%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

Cypress Bend VI (2213 2215 2217 2221)	53 days
Pompano Beach	79 days
Broward	74 days