

Unit 2112 S Cypress Bend Dr # 802 - Cypress Bend III (2112 2205&2209)

2112 S Cypress Bend Dr # 802 - 2112 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: A11939076
 Status: Active Under Contract
 Size: 1,160 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$245,000
 List PPSF: \$211
 Valuated Price: \$206,000
 Valuated PPSF: \$178

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: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

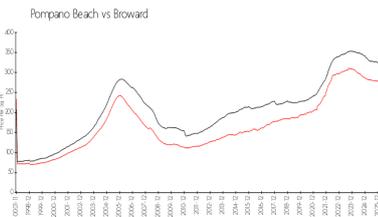
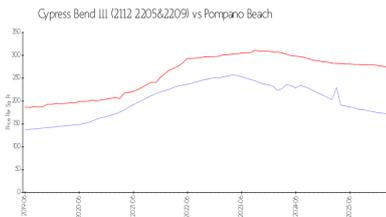
Cypress Bend Condo III Association
 2112 S Cypress Bend Dr
 Pompano Beach, FL 33069
 (954) 971-5377

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 104 | 1,050 sq ft | Nov 2025 | \$180,000 | \$171 |
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| 203 | 1,160 sq ft | Apr 2025 | \$215,000 | \$185 |
| 202 | 1,280 sq ft | Apr 2025 | \$290,000 | \$227 |
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Market Information



Cypress Bend III (2112 2205&2209): \$172/sq. ft.
 Pompano Beach: \$275/sq. ft.

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 Broward: \$306/sq. ft.

Inventory for Sale

Cypress Bend III (2112 2205&2209) 4%



| | |
|---------------|----|
| Pompano Beach | 6% |
| Broward | 6% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------------|---------|
| Cypress Bend III (2112 2205&2209) | 92 days |
| Pompano Beach | 89 days |
| Broward | 89 days |