

Unit 2106 S Cypress Bend Dr # 501 - Cypress Bend IV (2104 2106 2108&2216)

2106 S Cypress Bend Dr # 501 - 2104 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	B26002193
Status:	Active
Size:	770 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Lake,Water
List Price:	\$279,999
List PPSF:	\$364
Valuated Price:	\$211,000
Valuated PPSF:	\$274

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:	200
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

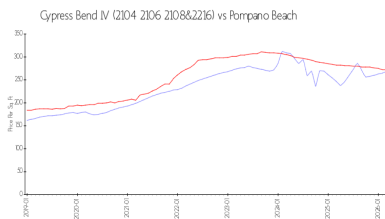
Cypress Bend IV
Property Manager
954-745-7562

<https://cypressbendiv.com/>

Recent Sales

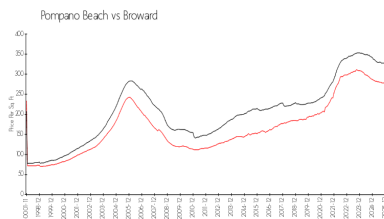
Unit #	Size	Closing Date	Sale Price	PPSF
404	770 sq ft	Mar 2026	\$222,000	\$288
504	770 sq ft	Mar 2026	\$197,000	\$256
501	770 sq ft	Nov 2025	\$175,000	\$227
107	770 sq ft	Nov 2025	\$185,000	\$240
501	770 sq ft	Nov 2025	\$175,000	\$227

Market Information



Cypress Bend IV
(2104 2106
2108&2216):

Pompano Beach: \$272/sq. ft.



Pompano Beach: \$272/sq. ft.

Broward: \$306/sq. ft.

Inventory for Sale

Cypress Bend IV (2104 2106 2108&2216) 3%



Pompano Beach	6%
Broward	6%

Avg. Time to Close Over Last 12 Months

Cypress Bend IV (2104 2106 2108&2216)	60 days
Pompano Beach	89 days
Broward	89 days