

Unit 2206 S Cypress Bend Dr # 803 - Cypress Bend II (2200 2202 2206 2208 2212 2214)

2206 S Cypress Bend Dr # 803 - 2200 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: F10420710
 Status: Active
 Size: 1,399 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Canal
 List Price: \$278,500
 List PPSF: \$199
 Valuated Price: \$179,000
 Valuated PPSF: \$146

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: 304
 Number of active listings for rent: 0
 Number of active listings for sale: 23
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

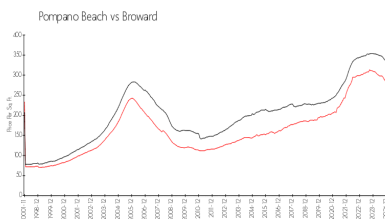
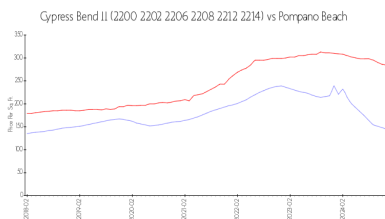
Cypress Bend Condominium II Assoc. Inc
 2204 S Cypress Bend Dr
 Pompano Beach, FL 33069
 (954) 979-2326
 J&L Property Management
 PO BOX 30402
 Tampa, FL 33630-3402
 954-979-2326

<https://cypressbendii.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	1,399 sq ft	Jan 2025	\$245,000	\$175
402	1,222 sq ft	Sep 2024	\$190,000	\$155
807	1,399 sq ft	Apr 2024	\$274,000	\$196
307	1,399 sq ft	Feb 2024	\$235,000	\$168

Market Information



Cypress Bend II (2200 2202 2206 2208 2212 2214): \$147/sq. ft.
 Pompano Beach: \$177/sq. ft.

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 Broward: \$334/sq. ft.



Inventory for Sale

Cypress Bend II (2200 2202 2206 2208 2212 2214)	8%
Pompano Beach	5%
Broward	5%

Avg. Time to Close Over Last 12 Months

Cypress Bend II (2200 2202 2206 2208 2212 2214)	42 days
Pompano Beach	80 days
Broward	78 days