

Unit 2206 S Cypress Bend Dr # 306 - Cypress Bend II (2200 2202 2206 2208 2212 2214)

2206 S Cypress Bend Dr # 306 - 2200 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10421616
Status:	Active
Size:	1,399 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal
List Price:	\$255,000
List PPSF:	\$182
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:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

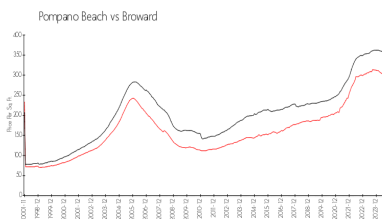
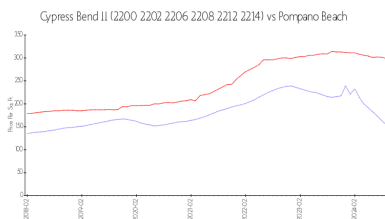
Cypress Bend Condominium II Assoc. Inc
 2204 S Cypress Bend Dr
 Pompano Beach, FL 33069
 (954) 979-2326
 J&L Property Management
 PO BOX 30402
 Tampa, FL 33630-3402
 954-979-2326

<https://cypressbendii.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
105	1,260 sq ft	Feb 2024	\$269,000	\$213
604	1,140 sq ft	Jan 2024	\$185,850	\$163

Market Information



Cypress Bend II (2200 2202 2206 2208 2212 2214): \$154/sq. ft.

Pompano Beach: \$299/sq. ft.



Pompano Beach: \$299/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

Cypress Bend II (2200 2202 2206 2208 2212 2214)	8%
Pompano Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cypress Bend II (2200 2202 2206 2208 2212 2214)	55 days
Pompano Beach	79 days
Broward	74 days