

# Unit 2202 S Cypress Bend Dr # 104 - Cypress Bend II (2200 2202 2206 2208 2212 2214)

2202 S Cypress Bend Dr # 104 - 2200 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10429481  
 Status: Active  
 Size: 1,140 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Garden View, Lake, Water View  
 List Price: \$157,000  
 List PPSF: \$138  
 Valuated Price: \$164,000  
 Valuated PPSF: \$144

*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: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

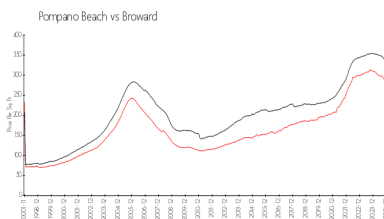
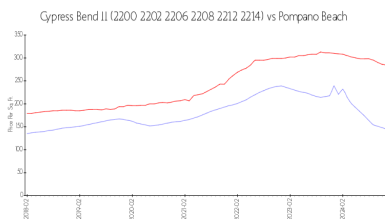
Cypress Bend Condominium II Assoc. Inc  
 2204 S Cypress Bend Dr  
 Pompano Beach, FL 33069  
 (954) 979-2326  
 J&L Property Management  
 PO BOX 30402  
 Tampa, FL 33630-3402  
 954-979-2326

<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):  
 Pompano Beach: \$147/sq. ft.

Pompano Beach: \$177/sq. ft.  
 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