

# Unit 2208 S Cypress Bend Dr # 202 - Cypress Bend II (2200 2202 2206 2208 2212 2214)

2208 S Cypress Bend Dr # 202 - 2200 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10432804
Status:	Active
Size:	1,399 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Pool Area View
List Price:	\$209,900
List PPSF:	\$150
Valuated Price:	\$177,000
Valuated PPSF:	\$153

*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

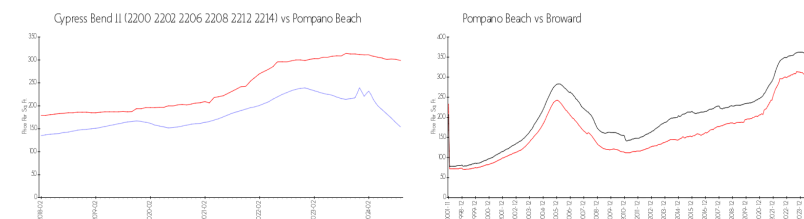
Cypress Bend Condominium II Assoc. Inc  
2204 S Cypress Bend Dr  
Pompano Beach, FL 33069  
(954) 979-2326  
J&L Property Management  
PO BOX 30402  
Tampa, FL 33630-3402  
954-979-2326

<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.
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### **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