

# Unit 2221 Cypress Island Dr # 806 - Cypress Bend VI (2213 2215 2217 2221)

2221 Cypress Island Dr # 806 - 2213 Cypress Island Dr, Pompano Beach, FL, Broward 33069



## Unit Information

MLS Number: F10464730  
 Status: Pending  
 Size: 1,400 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Lake  
 List Price: \$309,000  
 List PPSF: \$221  
 Valuated Price: \$227,000  
 Valuated PPSF: \$186

*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: 256  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

Cypress Bend Condo VI Association  
 2217 Cypress Island Drive  
 Pompano Beach, FL 33069  
 (954) 978-0675

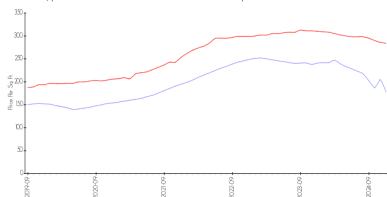
<https://www.islcypressbendvi.com/home/>

## Recent Sales

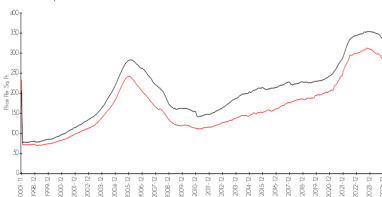
Unit #	Size	Closing Date	Sale Price	PPSF
301	1,330 sq ft	Dec 2024	\$270,000	\$203
608	1,330 sq ft	Dec 2024	\$162,450	\$122
701	1,222 sq ft	Nov 2024	\$240,000	\$196
402	1,330 sq ft	Nov 2024	\$265,000	\$199
308	1,330 sq ft	Oct 2024	\$210,000	\$158
508	1,330 sq ft	Oct 2024	\$245,000	\$184

## Market Information

Cypress Bend VI (2213 2215 2217 2221) vs Pompano Beach



Pompano Beach vs Broward



Cypress Bend VI (2213 2215 2217 2221): \$180/sq. ft.  
 Pompano Beach: \$177/sq. ft.

Pompano Beach: \$177/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Cypress Bend VI (2213 2215 2217 2221)	4%
Pompano Beach	5%
Broward	5%

**Avg. Time to Close Over Last 12 Months**

Cypress Bend VI (2213 2215 2217 2221)	68 days
Pompano Beach	80 days
Broward	78 days