

# Unit 2108 S Cypress Bend Dr # 508 - Cypress Bend IV (2104 2106 2108&2216)

2108 S Cypress Bend Dr # 508 - 2104 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

|                 |                         |
|-----------------|-------------------------|
| MLS Number:     | F10465240               |
| Status:         | Active                  |
| Size:           | 770 Sq ft.              |
| Bedrooms:       | 2                       |
| Full Bathrooms: | 2                       |
| Half Bathrooms: | 0                       |
| Parking Spaces: | 2 Spaces, Guest Parking |
| View:           |                         |
| Rental Price:   | \$2,150                 |
| List PPSF:      | \$3                     |
| Valuated Price: | \$211,000               |
| Valuated PPSF:  | \$274                   |

*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:                         | 200 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 1   |
| Building inventory for sale:             | 0%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 4   |

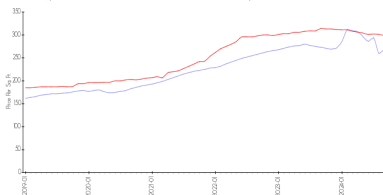
## Building Association Information

Cypress Bend IV  
Property Manager  
954-745-7562

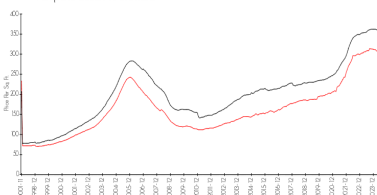
<https://cypressbendiv.com/>

## Market Information

Cypress Bend IV (2104 2106 2108&2216) vs Pompano Beach



Pompano Beach vs Broward



Cypress Bend IV (2104 2106 2108&2216): \$269/sq. ft.

Pompano Beach: \$299/sq. ft.

Pompano Beach: \$299/sq. ft.

Broward: \$339/sq. ft.

## Inventory for Sale

|                                       |    |
|---------------------------------------|----|
| Cypress Bend IV (2104 2106 2108&2216) | 1% |
| Pompano Beach                         | 4% |
| Broward                               | 4% |

## Avg. Time to Close Over Last 12 Months

|                                       |         |
|---------------------------------------|---------|
| Cypress Bend IV (2104 2106 2108&2216) | 65 days |
| Pompano Beach                         | 79 days |
| Broward                               | 74 days |

