

Unit 2221 Cypress Island Dr # 101 - Cypress Bend VI (2213 2215 2217 2221)

2221 Cypress Island Dr # 101 - 2213 Cypress Island Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10469355
Status:	Active
Size:	1,330 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$310,000
List PPSF:	\$233
Valuated Price:	\$255,000
Valuated PPSF:	\$209

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:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

Building Association Information

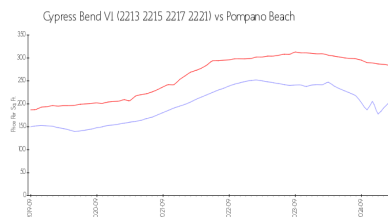
Cypress Bend Condo VI Association
2217 Cypress Island Drive
Pompano Beach, FL 33069
(954) 978-0675

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

Recent Sales

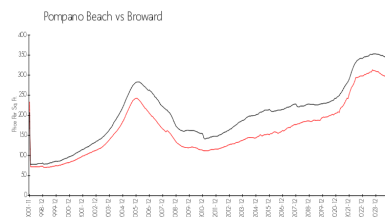
Unit #	Size	Closing Date	Sale Price	PPSF
204	1,140 sq ft	Mar 2025	\$190,000	\$167
301	1,330 sq ft	Dec 2024	\$270,000	\$203
608	1,330 sq ft	Dec 2024	\$162,450	\$122
701	1,222 sq ft	Nov 2024	\$240,000	\$196
402	1,330 sq ft	Nov 2024	\$265,000	\$199

Market Information



Cypress Bend VI
(2213 2215 2217
2221):

Pompano Beach: \$282/sq. ft.



Pompano Beach: \$282/sq. ft.

Broward: \$324/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)	83 days
Pompano Beach	85 days
Broward	83 days