

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: \$212,000
 Valuated PPSF: \$173

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

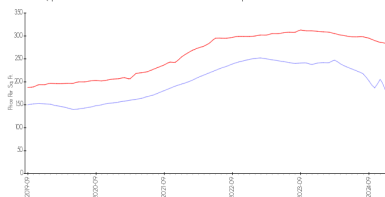
<https://www.islcypressbendvi.com/home/>

Recent Sales

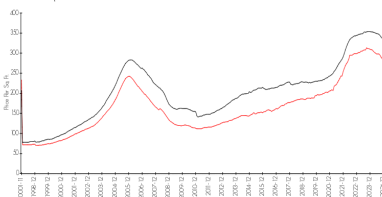
Unit #	Size	Closing Date	Sale Price	PPSF
301	1,330 sq ft	Dec 2024	\$270,000	\$203
608	1,330 sq ft	Dec 2024	\$162,450	\$122
701	1,222 sq ft	Nov 2024	\$240,000	\$196
402	1,330 sq ft	Nov 2024	\$265,000	\$199
308	1,330 sq ft	Oct 2024	\$210,000	\$158
508	1,330 sq ft	Oct 2024	\$245,000	\$184

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)	69 days
Pompano Beach	80 days
Broward	78 days