

Unit 2216 N Cypress Bend Dr # 509 - Cypress Bend IV (2104 2106 2108&2216)

2216 N Cypress Bend Dr # 509 - 2104 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10471549
Status:	Active
Size:	825 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Pool Area View
List Price:	\$269,900
List PPSF:	\$327
Valuated Price:	\$203,000
Valuated PPSF:	\$264

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:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

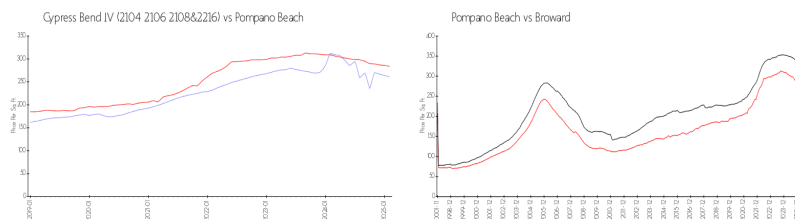
Cypress Bend IV
Property Manager
954-745-7562

<https://cypressbendiv.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	770 sq ft	Mar 2025	\$180,000	\$234
508	770 sq ft	Mar 2025	\$176,000	\$229
306	770 sq ft	Nov 2024	\$225,000	\$292
502	770 sq ft	Nov 2024	\$195,000	\$253
201	770 sq ft	Oct 2024	\$180,000	\$234

Market Information



Cypress Bend IV (2104 2106 2108&2216):	\$258/sq. ft.	Pompano Beach:	\$282/sq. ft.
Pompano Beach:	\$282/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Cypress Bend IV (2104 2106 2108&2216) 2%



Pompano Beach	5%
Broward	5%

Avg. Time to Close Over Last 12 Months

Cypress Bend IV (2104 2106 2108&2216)	76 days
Pompano Beach	85 days
Broward	83 days