

# 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: \$209,000  
 Valuated PPSF: \$271

*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: 6  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

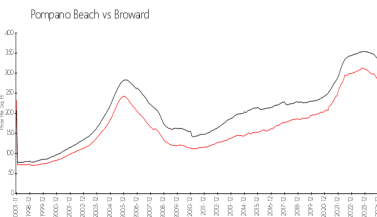
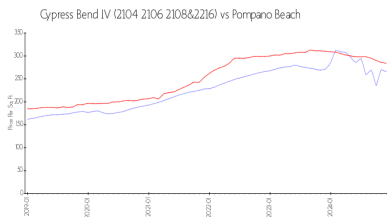
Cypress Bend IV  
 Property Manager  
 954-745-7562

<https://cypressbendiv.com/>

## Recent Sales

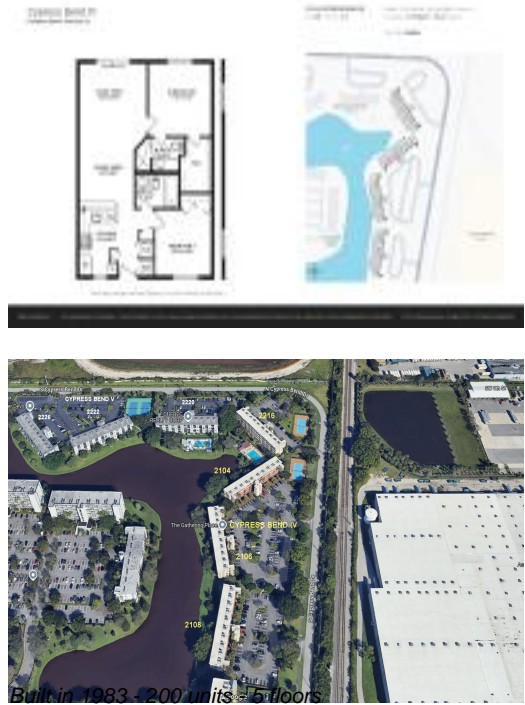
Unit #	Size	Closing Date	Sale Price	PPSF
306	770 sq ft	Nov 2024	\$225,000	\$292
502	770 sq ft	Nov 2024	\$195,000	\$253
201	770 sq ft	Oct 2024	\$180,000	\$234
207	770 sq ft	Sep 2024	\$172,500	\$224
209	770 sq ft	Jun 2024	\$225,000	\$292
206	770 sq ft	Jun 2024	\$220,000	\$286
205	770 sq ft	Jun 2024	\$229,000	\$297

## Market Information



Cypress Bend IV (2104 2106 2108&2216):	\$267/sq. ft.	Pompano Beach:	\$177/sq. ft.
Pompano Beach:	\$177/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale



Cypress Bend IV (2104 2106 2108&2216)	3%
Pompano Beach	5%
Broward	5%

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

Cypress Bend IV (2104 2106 2108&2216)	71 days
Pompano Beach	80 days
Broward	78 days