

Unit 2108 S Cypress Bend Dr # 306 - Cypress Bend IV (2104 2106 2108&2216)

2108 S Cypress Bend Dr # 306 - 2104 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10504216
Status:	Active
Size:	770 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$219,900
List PPSF:	\$286
Valuated Price:	\$196,000
Valuated PPSF:	\$255

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:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

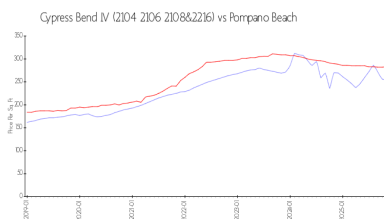
Cypress Bend IV
Property Manager
954-745-7562

<https://cypressbendiv.com/>

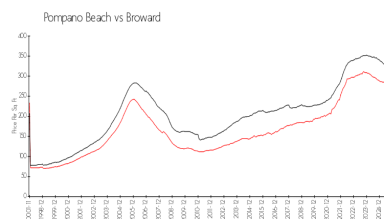
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	770 sq ft	Nov 2025	\$175,000	\$227
107	770 sq ft	Nov 2025	\$185,000	\$240
203	770 sq ft	Oct 2025	\$195,000	\$253
304	770 sq ft	Aug 2025	\$187,500	\$244
508	770 sq ft	Aug 2025	\$257,500	\$334

Market Information



Cypress Bend IV
(2104 2106
2108&2216):
Pompano Beach: \$283/sq. ft.



Pompano Beach: \$283/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

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



Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cypress Bend IV (2104 2106 2108&2216)	69 days
Pompano Beach	88 days
Broward	87 days