

Unit 2206 S Cypress Bend Dr # 803 - Cypress Bend II (2200 2202 2206 2208 2212 2214)

2206 S Cypress Bend Dr # 803 - 2206 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10512544
Status:	Active
Size:	1,399 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$265,999
List PPSF:	\$190
Valuated Price:	\$192,000
Valuated PPSF:	\$157

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:	304
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

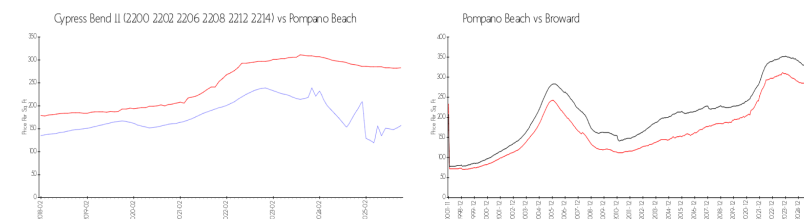
Cypress Bend Condominium II Assoc. Inc
 2204 S Cypress Bend Dr
 Pompano Beach, FL 33069
 (954) 979-2326
 J&L Property Management
 PO BOX 30402
 Tampa, FL 33630-3402
 954-979-2326

<https://cypressbendii.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
808	1,399 sq ft	Sep 2025	\$190,000	\$136
103	1,160 sq ft	Aug 2025	\$240,000	\$207
202	1,399 sq ft	Jun 2025	\$155,000	\$111
306	1,399 sq ft	May 2025	\$167,000	\$119
501	1,222 sq ft	May 2025	\$210,000	\$172
104	1,308 sq ft	May 2025	\$125,000	\$96

Market Information



Cypress Bend II
 (2200 2202 2206

\$157/sq. ft.

Pompano Beach: \$283/sq. ft.



2208 2212 2214):
Pompano Beach: \$283/sq. ft. Broward: \$311/sq. ft.

Inventory for Sale

Cypress Bend II (2200 2202 2206 2208 2212 2214)	5%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cypress Bend II (2200 2202 2206 2208 2212 2214)	112 days
Pompano Beach	88 days
Broward	87 days