

# Unit 2202 S Cypress Bend Dr # 906 - Cypress Bend II (2200 2202 2206 2208 2212 2214)

2202 S Cypress Bend Dr # 906 - 2200 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10530180  
 Status: Active  
 Size: 1,335 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$277,000  
 List PPSF: \$207  
 Valuated Price: \$204,000  
 Valuated PPSF: \$167

*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

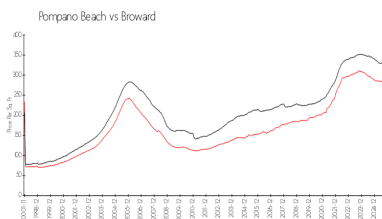
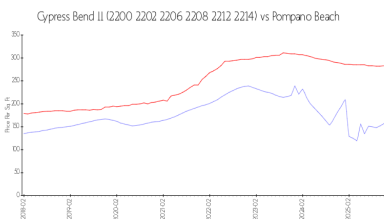
Cypress Bend Condominium II Assoc. Inc  
 2204 S Cypress Bend Dr  
 Pompano Beach, FL 33069  
 (954) 979-2326  
 J&L Property Management  
 PO BOX 30402  
 Tampa, FL 33630-3402  
 954-979-2326

<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