

# Unit 2106 S Cypress Bend Dr # 404 - Cypress Bend IV (2104 2106 2108&2216)

2106 S Cypress Bend Dr # 404 - 2104 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10537962  
Status: Active  
Size: 770 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 1 Space  
View:  
List Price: \$234,900  
List PPSF: \$305  
Valuated Price: \$198,000  
Valuated PPSF: \$257

*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

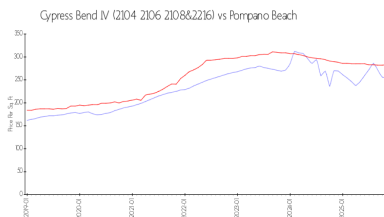
Cypress Bend IV  
Property Manager  
954-745-7562

<https://cypressbendiv.com/>

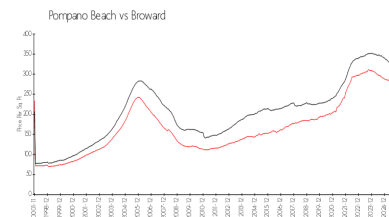
## Recent Sales

| 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 |