

Unit 2205 S Cypress Bend Dr # 604 - Cypress Bend III (2112 2205&2209)

2205 S Cypress Bend Dr # 604 - 2112 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10539037
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$225,000
List PPSF:	\$205
Valuated Price:	\$203,000
Valuated PPSF:	\$193

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:	184
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

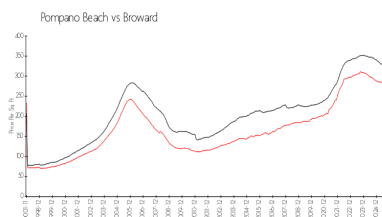
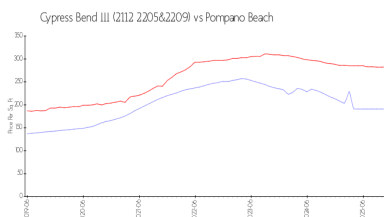
Cypress Bend Condo III Association
2112 S Cypress Bend Dr
Pompano Beach, FL 33069
(954) 971-5377

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,050 sq ft	Nov 2025	\$180,000	\$171
203	1,160 sq ft	Apr 2025	\$215,000	\$185
202	1,280 sq ft	Apr 2025	\$290,000	\$227
301	1,340 sq ft	Feb 2025	\$262,500	\$196
204	1,050 sq ft	Feb 2025	\$220,000	\$210
304	950 sq ft	Feb 2025	\$155,000	\$163

Market Information



Cypress Bend III (2112 2205&2209):	\$191/sq. ft.	Pompano Beach:	\$283/sq. ft.
Pompano Beach:	\$283/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale



Cypress Bend III (2112 2205&2209)	4%
Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cypress Bend III (2112 2205&2209)	86 days
Pompano Beach	88 days
Broward	87 days