

# Unit 2200 S Cypress Bend Dr # 702 - Cypress Bend II (2200 2202 2206 2208 2212 2214)

2200 S Cypress Bend Dr # 702 - 2200 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	F10542307
Status:	Active
Size:	1,399 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Canal,Other
List Price:	\$239,000
List PPSF:	\$171
Valuated Price:	\$191,000
Valuated PPSF:	\$156

*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:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

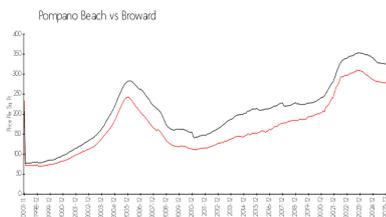
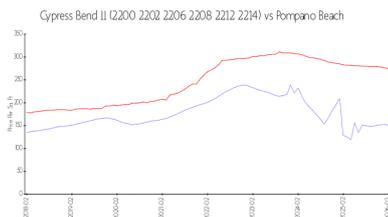
Cypress Bend Condominium II Assoc. Inc  
 2204 S Cypress Bend Dr  
 Pompano Beach, FL 33069  
 (954) 979-2326  
 J&L Property Management  
 PO BOX 30402  
 Tampa, FL 33630-3402  
 954-979-2326

<https://cypressbendii.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,222 sq ft	Jan 2026	\$149,000	\$122
402	1,222 sq ft	Jan 2026	\$220,000	\$180
402	1,222 sq ft	Dec 2025	\$220,000	\$180
808	1,399 sq ft	Sep 2025	\$190,000	\$136
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## Market Information



Cypress Bend II (2200 2202 2206 2208 2212 2214): \$150/sq. ft.

Pompano Beach: \$275/sq. ft.



Pompano Beach: \$275/sq. ft.      Broward: \$306/sq. ft.

**Inventory for Sale**

Cypress Bend II (2200 2202 2206 2208 2212 2214)	7%
Pompano Beach	6%
Broward	6%

**Avg. Time to Close Over Last 12 Months**

Cypress Bend II (2200 2202 2206 2208 2212 2214)	101 days
Pompano Beach	89 days
Broward	89 days