

Unit 2206 S Cypress Bend Dr # 305 - Cypress Bend II (2200 2202 2206 2208 2212 2214)

2206 S Cypress Bend Dr # 305 - 2200 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number:	F10543152
Status:	Active
Size:	1,399 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest
View:	Lake
List Price:	\$199,000
List PPSF:	\$142
Valuated Price:	\$174,000
Valuated PPSF:	\$142

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

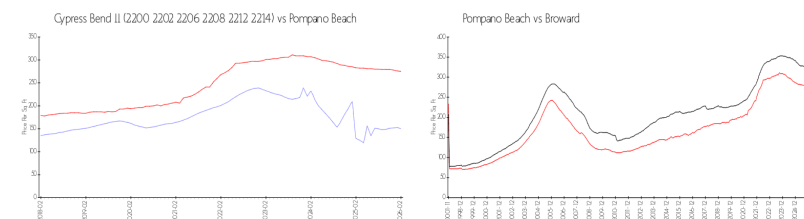
Cypress Bend Condominium II Assoc. Inc
2204 S Cypress Bend Dr
Pompano Beach, FL 33069
(954) 979-2326
J&L Property Management
PO BOX 30402
Tampa, FL 33630-3402
954-979-2326

<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
808	1,399 sq ft	Sep 2025	\$190,000	\$136

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.
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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