

# Unit 2205 S Cypress Bend Dr # 501 - Cypress Bend III (2112 2205&2209)

2205 S Cypress Bend Dr # 501 - 2112 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number: F10554941  
 Status: Active  
 Size: 1,340 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Lake  
 List Price: \$277,000  
 List PPSF: \$207  
 Valuated Price: \$204,000  
 Valuated PPSF: \$176

*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: 6  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

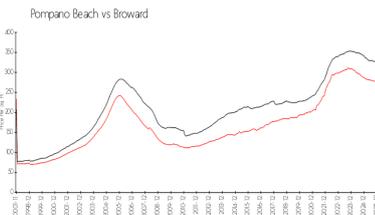
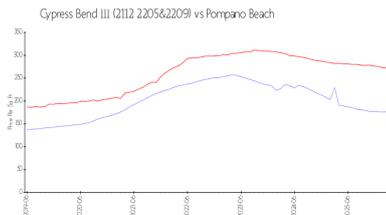
Cypress Bend Condo III Association  
 2112 S Cypress Bend Dr  
 Pompano Beach, FL 33069  
 (954) 971-5377

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	1,340 sq ft	Mar 2026	\$255,000	\$190
802	1,160 sq ft	Mar 2026	\$235,000	\$203
104	1,050 sq ft	Nov 2025	\$180,000	\$171
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203	1,160 sq ft	Apr 2025	\$215,000	\$185
202	1,280 sq ft	Apr 2025	\$290,000	\$227

## Market Information



Cypress Bend III (2112 2205&2209):	\$176/sq. ft.	Pompano Beach:	\$272/sq. ft.
Pompano Beach:	\$272/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale



Cypress Bend III (2112 2205&2209)	3%
Pompano Beach	6%
Broward	6%

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

Cypress Bend III (2112 2205&2209)	88 days
Pompano Beach	89 days
Broward	89 days