

Unit 2104 S Cypress Bend Dr # 301 - Cypress Bend IV (2104 2106 2108&2216)

2104 S Cypress Bend Dr # 301 - 2104 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: F10556121
 Status: Active
 Size: 770 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Guest
 View: Lake
 List Price: \$208,000
 List PPSF: \$270
 Valuated Price: \$206,000
 Valuated PPSF: \$268

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: 6
 Building inventory for sale: 3%
 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: 2

Building Association Information

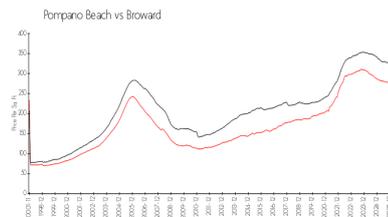
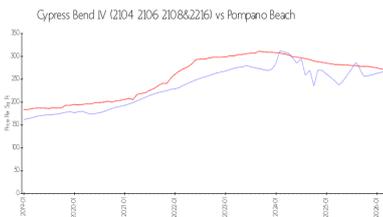
Cypress Bend IV
 Property Manager
 954-745-7562

<https://cypressbendiv.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	770 sq ft	Mar 2026	\$222,000	\$288
504	770 sq ft	Mar 2026	\$197,000	\$256
501	770 sq ft	Nov 2025	\$175,000	\$227
107	770 sq ft	Nov 2025	\$185,000	\$240
501	770 sq ft	Nov 2025	\$175,000	\$227

Market Information



Cypress Bend IV (2104 2106 2108&2216): \$268/sq. ft.
 Pompano Beach: \$272/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Cypress Bend IV (2104 2106 2108&2216) 3%



Pompano Beach	6%
Broward	6%

Avg. Time to Close Over Last 12 Months

Cypress Bend IV (2104 2106 2108&2216)	60 days
Pompano Beach	89 days
Broward	89 days