

# Unit 2212 S Cypress Bend Dr # 205 - Cypress Bend II (2200 2202 2206 2208 2212 2214)

2212 S Cypress Bend Dr # 205 - 2200 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	RX-11015943
Status:	Active
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Clubhouse, Pool
List Price:	\$260,000
List PPSF:	\$248
Valuated Price:	\$160,000
Valuated PPSF:	\$152

*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:	24
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

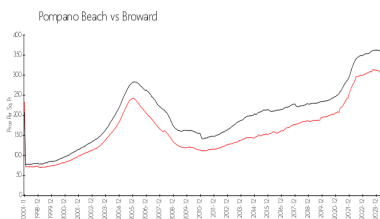
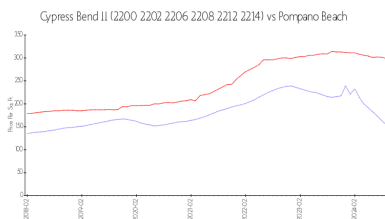
Cypress Bend Condominium II Assoc. Inc  
 2204 S Cypress Bend Dr  
 Pompano Beach, FL 33069  
 (954) 979-2326  
 J&L Property Management  
 PO BOX 30402  
 Tampa, FL 33630-3402  
 954-979-2326

<https://cypressbendii.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	1,222 sq ft	Sep 2024	\$190,000	\$155
807	1,399 sq ft	Apr 2024	\$274,000	\$196
307	1,399 sq ft	Feb 2024	\$235,000	\$168
105	1,260 sq ft	Feb 2024	\$269,000	\$213
604	1,140 sq ft	Jan 2024	\$185,850	\$163

## Market Information



Cypress Bend II (2200 2202 2206 2208 2212 2214): \$154/sq. ft.

Pompano Beach: \$299/sq. ft.



Pompano Beach: \$299/sq. ft.      Broward: \$339/sq. ft.

**Inventory for Sale**

Cypress Bend II (2200 2202 2206 2208 2212 2214)	8%
Pompano Beach	4%
Broward	4%

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

Cypress Bend II (2200 2202 2206 2208 2212 2214)	39 days
Pompano Beach	79 days
Broward	75 days