

Unit 2216 N Cypress Bend Dr # 501 - Cypress Bend IV (2104 2106 2108&2216)

2216 N Cypress Bend Dr # 501 - 2104 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

Unit Information

MLS Number: RX-11102124
 Status: Active
 Size: 770 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$199,999
 List PPSF: \$260
 Valuated Price: \$200,000
 Valuated PPSF: \$260

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: 4
 Building inventory for sale: 2%
 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: 3

Building Association Information

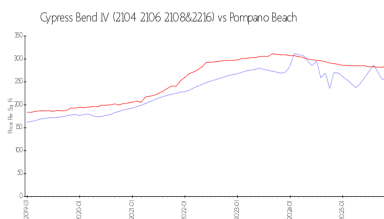
Cypress Bend IV
 Property Manager
 954-745-7562

<https://cypressbendiv.com/>

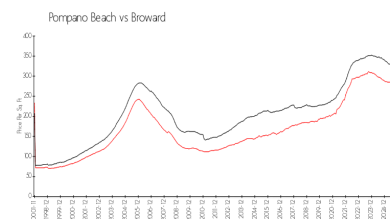
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	770 sq ft	Nov 2025	\$175,000	\$227
107	770 sq ft	Nov 2025	\$185,000	\$240
203	770 sq ft	Oct 2025	\$195,000	\$253
304	770 sq ft	Aug 2025	\$187,500	\$244
508	770 sq ft	Aug 2025	\$257,500	\$334

Market Information



Cypress Bend IV
 (2104 2106
 2108&2216):
 Pompano Beach: \$283/sq. ft.



Pompano Beach: \$283/sq. ft.
 Broward: \$311/sq. ft.

Inventory for Sale

Cypress Bend IV (2104 2106 2108&2216) 2%



Pompano Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cypress Bend IV (2104 2106 2108&2216)	69 days
Pompano Beach	88 days
Broward	88 days