

Unit 841 Lyons Rd # 24108 - Coco Parc

841 Lyons Rd # 24108 - 601-951 Lyons Rd, Coconut Creek, FL, Broward 33063

Unit Information

MLS Number: A11697029
 Status: Active
 Size: 975 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking
 View:
 List Price: \$270,000
 List PPSF: \$277
 Valuated Price: \$256,000
 Valuated PPSF: \$205

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: 384
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

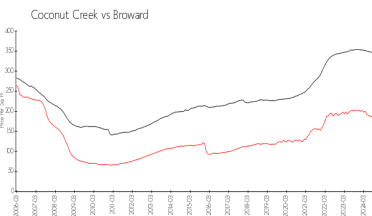
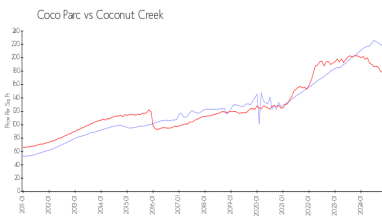
Building Association Information

Coco Parc Condominium Association Inc
 961 Lyons Rd,
 Coconut Creek, FL 33063
 (954) 973-0061

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10205	821 sq ft	Jan 2025	\$189,000	\$230
13101	620 sq ft	Jan 2025	\$153,000	\$247
22107	821 sq ft	Dec 2024	\$189,000	\$230
21105	975 sq ft	Nov 2024	\$230,000	\$236
13205	821 sq ft	Aug 2024	\$185,000	\$225

Market Information



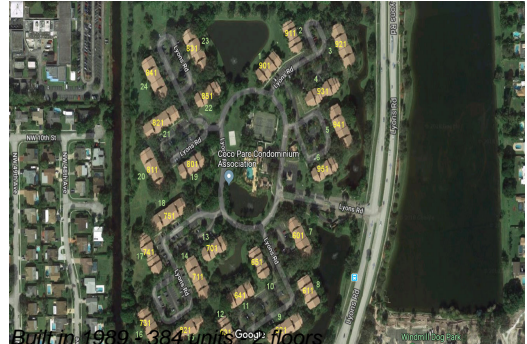
Coco Parc: \$218/sq. ft. Coconut Creek: \$177/sq. ft.
 Coconut Creek: \$177/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Coco Parc: 2%
 Coconut Creek: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Coco Parc: 44 days
 Coconut Creek: 72 days



Broward

78 days