

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:	\$244,000
Valuated PPSF:	\$196

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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

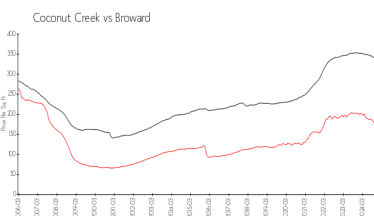
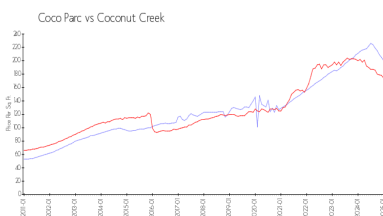
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10202	620 sq ft	Mar 2025	\$185,000	\$298
19202	730 sq ft	Mar 2025	\$195,000	\$267
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

Market Information



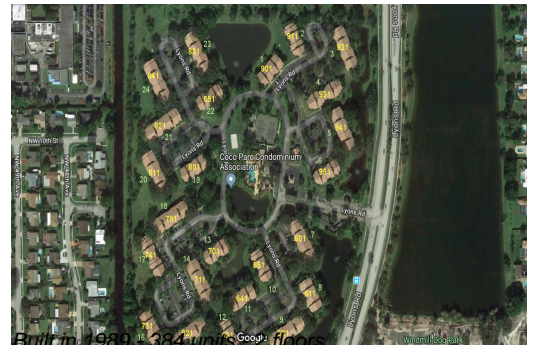
Coco Parc:	\$208/sq. ft.	Coconut Creek:	\$171/sq. ft.
Coconut Creek:	\$171/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Coco Parc	2%
Coconut Creek	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Coco Parc	48 days
Coconut Creek	80 days



Broward

83 days