

Unit 921 Lyons Rd # 3205 - Coco Parc

921 Lyons Rd # 3205 - 601-951 Lyons Rd, Coconut Creek, FL, Broward 33063

Unit Information

MLS Number: A11925547
Status: Active
Size: 975 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space
View:
List Price: \$255,000
List PPSF: \$262
Valuated Price: \$240,000
Valuated PPSF: \$193

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: 8
Number of sales over the last 6 months: 4
Number of sales over the last 3 months: 2

Building Association Information

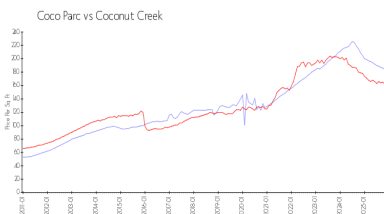
Coco Parc Condominium Association Inc
961 Lyons Rd,
Coconut Creek, FL 33063
(954) 973-0061

<https://>

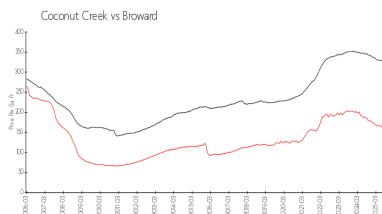
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
23201	1,246 sq ft	Dec 2025	\$225,000	\$181
12207	620 sq ft	Nov 2025	\$180,000	\$290
21-204	1,246 sq ft	Aug 2025	\$233,000	\$187
16208	862 sq ft	Aug 2025	\$183,000	\$212
10202	620 sq ft	Mar 2025	\$185,000	\$298
19202	730 sq ft	Mar 2025	\$195,000	\$267

Market Information



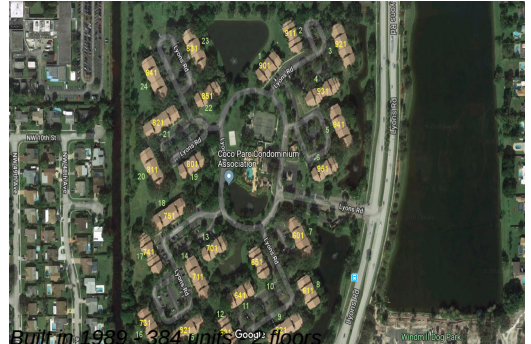
Coco Parc: \$184/sq. ft.
Coconut Creek: \$162/sq. ft.



Coconut Creek: \$162/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Coco Parc: 2%
Coconut Creek: 3%
Broward: 4%



Avg. Time to Close Over Last 12 Months

Coco Parc	47 days
Coconut Creek	87 days
Broward	88 days