

# Unit 601 Lyons Rd # 7202 - Coco Parc

601 Lyons Rd # 7202 - 601-951 Lyons Rd, Coconut Creek, FL, Broward 33063

## Unit Information

MLS Number:	F10197648
Status:	Active
Size:	1,246 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest Parking,Open Space Parking
View:	Other View,Water View
List Price:	\$160,000
List PPSF:	\$128
Valuated Price:	\$281,000
Valuated PPSF:	\$226

*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:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

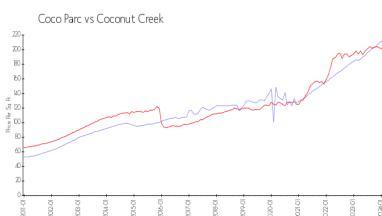
## Building Association Information

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

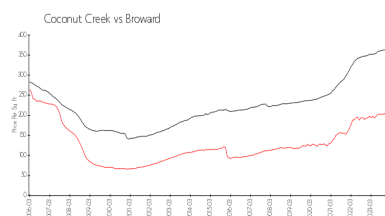
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
21202	975 sq ft	Mar 2024	\$262,000	\$269
24102	975 sq ft	Mar 2024	\$262,000	\$269
9202	1,246 sq ft	Mar 2024	\$255,000	\$205
3-105	975 sq ft	Mar 2024	\$263,000	\$270
1103	862 sq ft	Mar 2024	\$210,000	\$244

## Market Information



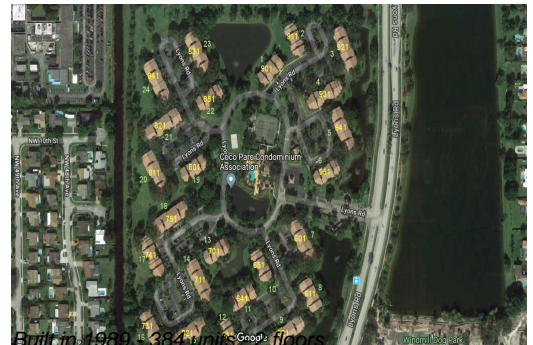
Coco Parc: \$216/sq. ft.  
Coconut Creek: \$200/sq. ft.



Coconut Creek: \$200/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Coco Parc	1%
Coconut Creek	2%
Broward	3%



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

Coco Parc	43 days
Coconut Creek	62 days
Broward	65 days