

Unit 641 Lyons Rd # 11108 - Coco Parc

641 Lyons Rd # 11108 - 601-951 Lyons Rd, Coconut Creek, FL, Broward 33063

Unit Information

MLS Number:	F10408354
Status:	Cancelled
Size:	862 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Open Space Parking
View:	Water View
List Price:	\$225,000
List PPSF:	\$261
Valuated Price:	\$190,000
Valuated PPSF:	\$220

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:	0
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

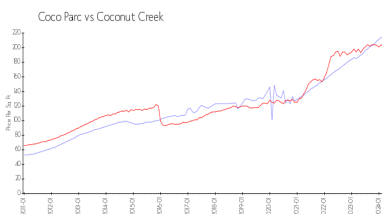
Building Association Information

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

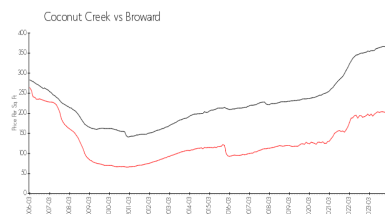
Recent Sales

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



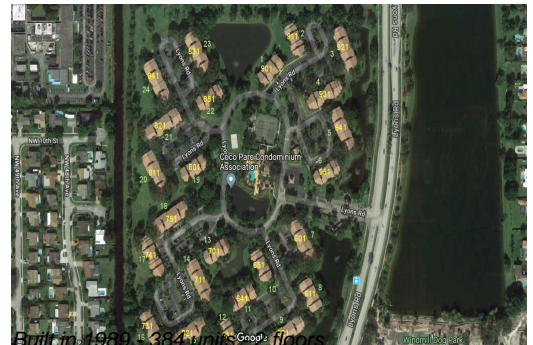
Coco Parc: \$214/sq. ft.
Coconut Creek: \$199/sq. ft.



Coconut Creek: \$199/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Coco Parc	0%
Coconut Creek	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Coco Parc	43 days
Coconut Creek	61 days
Broward	67 days