

# 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: Active  
 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: \$159,000  
 Valuated PPSF: \$184

*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

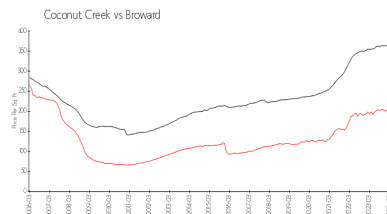
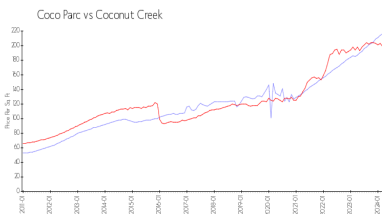
## Building Association Information

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

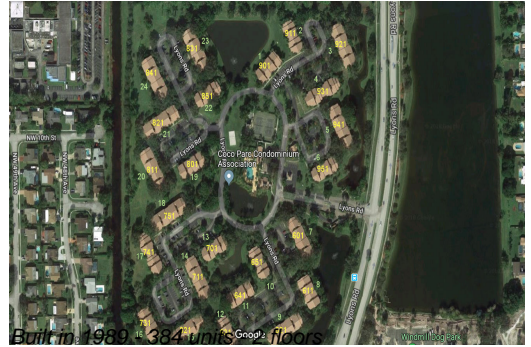


Coco Parc: \$178/sq. ft.  
 Coconut Creek: \$197/sq. ft.

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 Broward: \$348/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	63 days
Broward	67 days