

Unit 3854 Lyons Rd # 208-5 - Riviera Palms (1-8)

3854 Lyons Rd # 208-5 - 3830 Lyons Rd, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number:	F10468326
Status:	Active
Size:	1,112 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Garden View
List Price:	\$270,000
List PPSF:	\$243
Valuated Price:	\$287,000
Valuated PPSF:	\$258

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

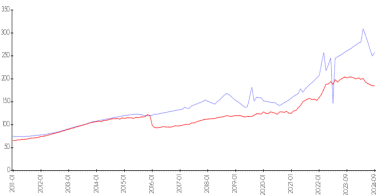
Number of units:	248
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Recent Sales

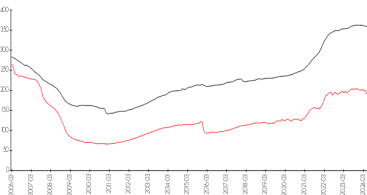
Unit #	Size	Closing Date	Sale Price	PPSF
203-7	1,112 sq ft	Aug 2024	\$278,000	\$250
203-5	798 sq ft	Apr 2024	\$247,000	\$310
212	1,258 sq ft	Mar 2024	\$352,500	\$280

Market Information

Riviera Palms (1-8) vs Coconut Creek



Coconut Creek vs Broward



Riviera Palms (1-8): \$258/sq. ft.
Coconut Creek: \$185/sq. ft.

Coconut Creek: \$185/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

Riviera Palms (1-8)	1%
Coconut Creek	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Riviera Palms (1-8)	32 days
Coconut Creek	66 days
Broward	74 days

