

Unit 841 Lyons Rd # 24108 - Coco Parc

841 Lyons Rd # 24108 - 601-951 Lyons Rd, Coconut Creek, FL, Broward 33063

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | F10537313 |
| Status: | Active |
| Size: | 1,246 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$237,000 |
| List PPSF: | \$190 |
| Valuated Price: | \$216,000 |
| Valuated PPSF: | \$173 |

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

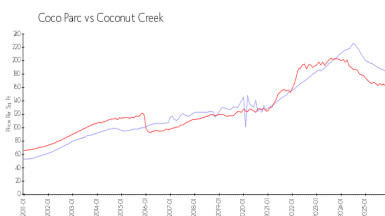
Coco Parc Condominium Association Inc
961 Lyons Rd,
Coconut Creek, FL 33063
(954) 973-0061

<https://>

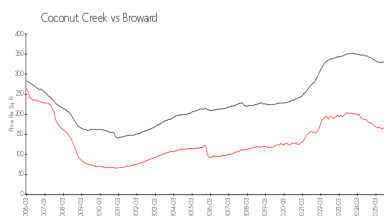
Recent Sales

| 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



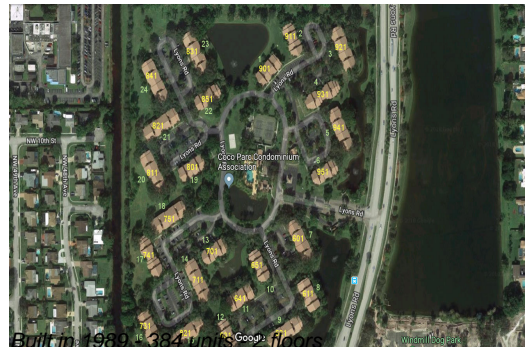
Coco Parc: \$184/sq. ft.
Coconut Creek: \$162/sq. ft.



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 | 86 days |
| Broward | 88 days |