

Unit 701 Lyons Rd # 13104 - Coco Parc

701 Lyons Rd # 13104 - 601-951 Lyons Rd, Coconut Creek, FL, Broward 33063

Unit Information

MLS Number:	F10538794
Status:	Active Under Contract
Size:	821 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Open Space Parking,Street Parking
View:	
List Price:	\$170,000
List PPSF:	\$207
Valuated Price:	\$156,000
Valuated PPSF:	\$190

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

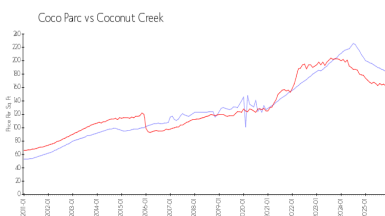
Coco Parc Condominium Association Inc
961 Lyons Rd,
Coconut Creek, FL 33063
(954) 973-0061

<https://>

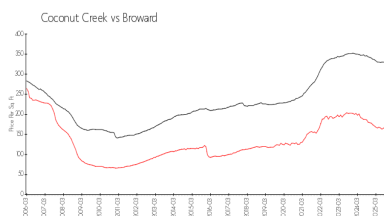
Recent Sales

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



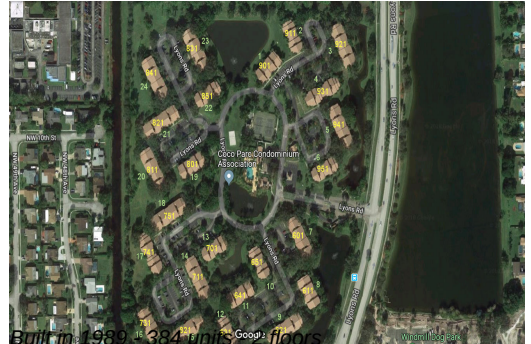
Coco Parc: \$184/sq. ft.
Coconut Creek: \$162/sq. ft.



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	87 days
Broward	88 days