

# Unit 3870 Lyons Rd # 308-8 - Riviera Palms (1-8)

3870 Lyons Rd # 308-8 - 3830 Lyons Rd, Coconut Creek, FL, Broward 33073

## Unit Information

MLS Number:	RX-10967208
Status:	Active
Size:	1,112 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest
View:	Clubhouse,Garden,Lake,Pool,Tennis
List Price:	\$310,000
List PPSF:	\$279
Valuated Price:	\$313,000
Valuated PPSF:	\$281

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.

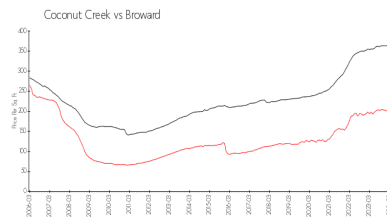
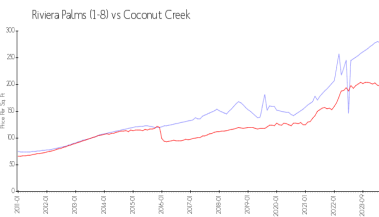
## Building Information

Number of units:	248
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203-5	798 sq ft	Apr 2024	\$247,000	\$310
212	1,258 sq ft	Mar 2024	\$352,500	\$280
307-5		Sep 2023	\$280,500	

## Market Information



Riviera Palms (1-8): \$279/sq. ft.  
Coconut Creek: \$197/sq. ft.

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Broward: \$348/sq. ft.

## Inventory for Sale

Riviera Palms (1-8)	2%
Coconut Creek	2%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Riviera Palms (1-8)	38 days
Coconut Creek	63 days
Broward	67 days

