

# Unit 3880 Lyons Rd # 203-7 - Riviera Palms (1-8)

3880 Lyons Rd # 203-7 - 3830 Lyons Rd, Coconut Creek, FL, Broward 33073

## Unit Information

MLS Number:	RX-10969567
Status:	Temp Off Market
Size:	1,112 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest,Open
View:	City,Clubhouse,Lake,Pool,Tennis
List Price:	\$295,000
List PPSF:	\$265
Valuated Price:	\$344,000
Valuated PPSF:	\$309

*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

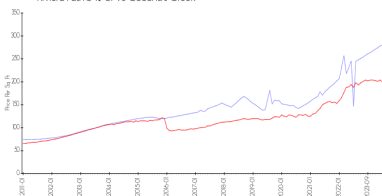
Number of units:	248
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## 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	

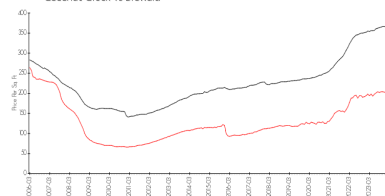
## Market Information

Riviera Palms (1-8) vs Coconut Creek



Riviera Palms (1-8): \$309/sq. ft.  
Coconut Creek: \$199/sq. ft.

Coconut Creek vs Broward



Coconut Creek: \$199/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Riviera Palms (1-8)	1%
Coconut Creek	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Riviera Palms (1-8)	38 days
Coconut Creek	61 days
Broward	67 days

