

# Unit 9799 Westview Dr # 1023 - Citation Way

9799 Westview Dr # 1023 - 9701-9977 Westview Dr, Coral Springs, FL, Broward 33076

## Unit Information

MLS Number: A11693737  
 Status: Active Under Contract  
 Size: 700 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$190,000  
 List PPSF: \$271  
 Valuated Price: \$197,000  
 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: 272  
 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: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

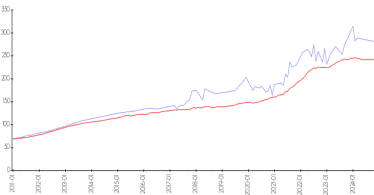
Citation Way Condominiums  
 9845 Westview Dr,  
 Coral Springs, FL 33076  
 (954) 575-1111

## Recent Sales

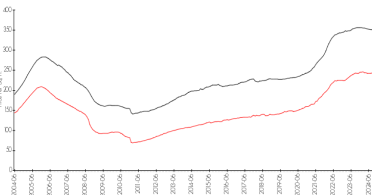
Unit #	Size	Closing Date	Sale Price	PPSF
1311	700 sq ft	Nov 2024	\$195,000	\$279
627	1,100 sq ft	Jun 2024	\$303,000	\$275
924	1,000 sq ft	Feb 2024	\$289,000	\$289
327	1,100 sq ft	Feb 2024	\$307,700	\$280
1125	700 sq ft	Jan 2024	\$190,000	\$271
1118	850 sq ft	Jan 2024	\$230,000	\$271

## Market Information

Citation Way vs Coral Springs



Coral Springs vs Broward



Citation Way: \$280/sq. ft.  
 Coral Springs: \$240/sq. ft.

Coral Springs: \$240/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Citation Way 1%  
 Coral Springs 2%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months



Citation Way  
Coral Springs  
Broward

36 days  
47 days  
76 days