

# Unit 9977 Westview Dr # 116 - Citation Way

9977 Westview Dr # 116 - 9701-9977 Westview Dr, Coral Springs, FL, Broward 33076

## Unit Information

MLS Number: A11776971  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:  
 List Price: \$295,000  
 List PPSF: \$295  
 Valuated Price: \$267,000  
 Valuated PPSF: \$267

*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: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

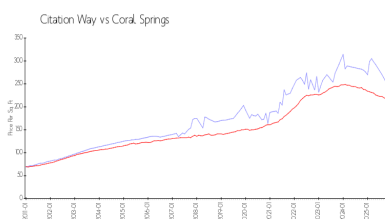
Citation Way Condominiums  
 9845 Westview Dr,  
 Coral Springs, FL 33076  
 (954) 575-1111

<https://>

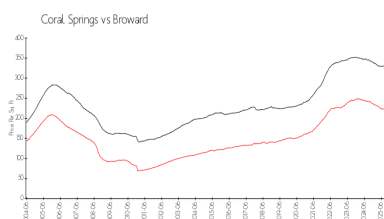
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1211	850 sq ft	Nov 2025	\$260,000	\$306
516	700 sq ft	Oct 2025	\$170,000	\$243
1322	700 sq ft	Oct 2025	\$185,000	\$264
327	1,100 sq ft	Jul 2025	\$307,000	\$279
128	850 sq ft	Mar 2025	\$260,000	\$306
1023	700 sq ft	Mar 2025	\$190,000	\$271

## Market Information



Citation Way: \$269/sq. ft.  
 Coral Springs: \$220/sq. ft.



Coral Springs: \$220/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

Citation Way: 2%  
 Coral Springs: 3%  
 Broward: 4%



### **Avg. Time to Close Over Last 12 Months**

Citation Way	63 days
Coral Springs	71 days
Broward	88 days