

# Unit 9855 Westview Dr # 728 - Citation Way

9855 Westview Dr # 728 - 9701-9977 Westview Dr, Coral Springs, FL, Broward 33076

## Unit Information

MLS Number:	A11864847
Status:	Active
Size:	850 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$260,000
List PPSF:	\$306
Valuated Price:	\$229,000
Valuated PPSF:	\$269

*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

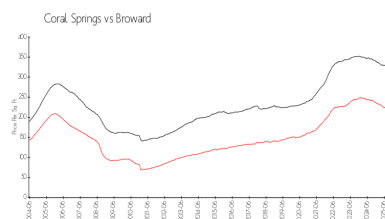
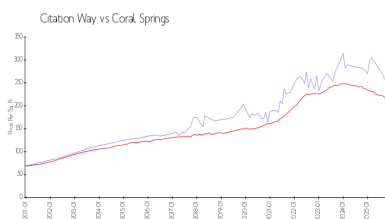
Citation Way Condominiums  
9845 Westview Dr,  
Coral Springs, FL 33076  
(954) 575-1111

<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.

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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