

Unit 9877 Westview Dr # 627 - Citation Way

9877 Westview Dr # 627 - 9701-9977 Westview Dr, Coral Springs, FL, Broward 33076

Unit Information

| | |
|-----------------|-----------------------------------|
| MLS Number: | F10429652 |
| Status: | Pending |
| Size: | 1,100 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View: | Canal,Other View |
| List Price: | \$311,000 |
| List PPSF: | \$283 |
| Valuated Price: | \$308,000 |
| Valuated PPSF: | \$280 |

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

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|--|-----|
| Number of units: | 272 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 0 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

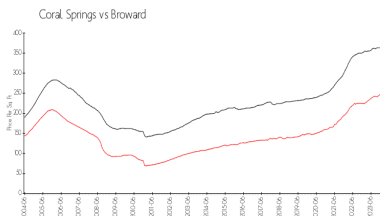
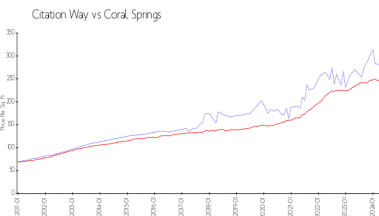
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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 |
| 218 | 850 sq ft | Nov 2023 | \$250,000 | \$294 |

Market Information



Citation Way: \$279/sq. ft.
 Coral Springs: \$247/sq. ft.

Coral Springs: \$247/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

| | |
|---------------|----|
| Citation Way | 0% |
| Coral Springs | 2% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Citation Way | 39 days |
| Coral Springs | 45 days |
| Broward | 66 days |