

Unit 9855 Westview Dr # 717 - Citation Way

9855 Westview Dr # 717 - 9701-9977 Westview Dr, Coral Springs, FL, Broward 33076

Unit Information

MLS Number: F10437965
 Status: Expired
 Size: 850 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View: Garden View
 List Price: \$285,000
 List PPSF: \$335
 Valuated Price: \$241,000
 Valuated PPSF: \$284

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: 3
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

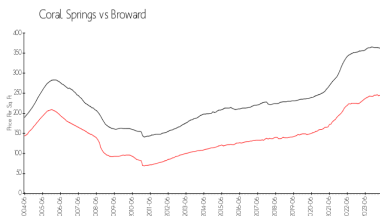
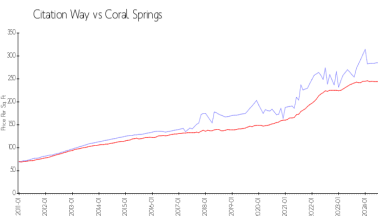
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$285/sq. ft.
 Coral Springs: \$243/sq. ft.
 Coral Springs: \$243/sq. ft.
 Broward: \$345/sq. ft.

Inventory for Sale

Citation Way: 1%
 Coral Springs: 2%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Citation Way	36 days
Coral Springs	46 days
Broward	72 days