

Unit 9955 Westview Dr # 215 - Citation Way

9955 Westview Dr # 215 - 9701-9977 Westview Dr, Coral Springs, FL, Broward 33076

Unit Information

MLS Number:	F10540328
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$285,000
List PPSF:	\$285
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

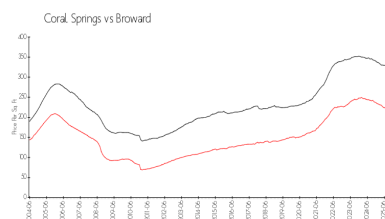
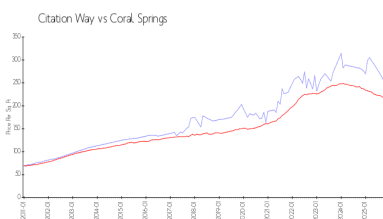
Citation Way Condominiums
9845 Westview Dr,
Coral Springs, FL 33076
(954) 575-1111

<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