

# Unit 9977 Westview Dr # 128 - Citation Way

9977 Westview Dr # 128 - 9701-9977 Westview Dr, Coral Springs, FL, Broward 33076

## Unit Information

MLS Number:	RX-11010709
Status:	Pending
Size:	850 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Lake
List Price:	\$275,000
List PPSF:	\$324
Valuated Price:	\$239,000
Valuated PPSF:	\$281

*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:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

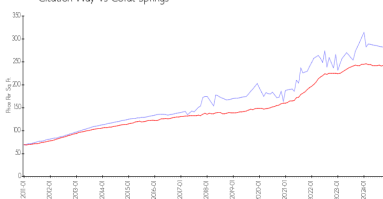
Citation Way Condominiums  
9845 Westview Dr,  
Coral Springs, FL 33076  
(954) 575-1111

## Recent Sales

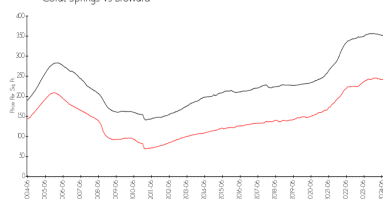
Unit #	Size	Closing Date	Sale Price	PPSF
1311	700 sq ft	Nov 2024	\$195,000	\$279
627	1,100 sq ft	Jun 2024	\$303,000	\$275
924	1,000 sq ft	Feb 2024	\$289,000	\$289
327	1,100 sq ft	Feb 2024	\$307,700	\$280

## Market Information

Citation Way vs Coral Springs



Coral Springs vs Broward



Citation Way: \$280/sq. ft.  
Coral Springs: \$240/sq. ft.

Coral Springs: \$240/sq. ft.  
Broward: \$334/sq. ft.

## Inventory for Sale

Citation Way	1%
Coral Springs	2%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Citation Way	38 days
Coral Springs	47 days
Broward	77 days

