

Unit 9640 NW 2nd St # 5-206 - La Via

9640 NW 2nd St # 5-206 - 9610 NW 2 St, Pembroke Pines, FL, Broward 33024

Unit Information

MLS Number:	A11847571
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$295,000
List PPSF:	\$295
Valuated Price:	\$250,000
Valuated PPSF:	\$250

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:	250
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Building Association Information

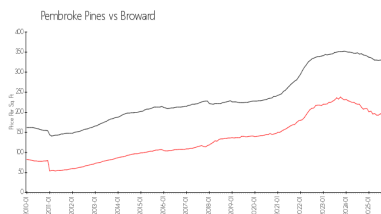
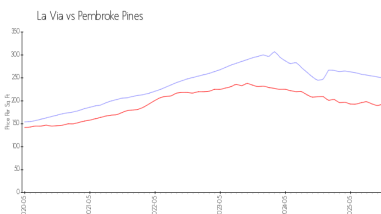
La Via Condo
Address: 9635 NW 1st Ct,
Pembroke Pines, FL 33024
Phone: +1 954-441-9800

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9-208	1,000 sq ft	Aug 2025	\$280,000	\$280
4-108	1,247 sq ft	Aug 2025	\$343,000	\$275
5-201	1,091 sq ft	Apr 2025	\$290,000	\$266
8-102	1,247 sq ft	Jan 2025	\$330,000	\$265
3-201	1,091 sq ft	Dec 2024	\$260,000	\$238

Market Information

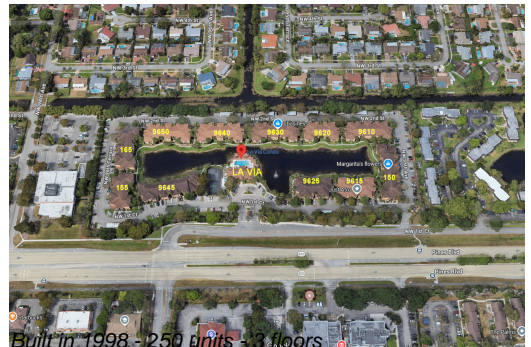


La Via:	\$250/sq. ft.	Pembroke Pines:	\$193/sq. ft.
Pembroke Pines:	\$193/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

La Via	2%
Pembroke Pines	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Built in 1998 - 250 units - 3 floors

La Via
Pembroke Pines
Broward

53 days
74 days
88 days