

# Unit 9615 NW 1st Ct # 10-104 - La Via

9615 NW 1st Ct # 10-104 - 9610 NW 2 St, Pembroke Pines, FL, Broward 33024

## Unit Information

MLS Number:	A11877578
Status:	Active
Size:	793 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Additional Spaces Available,Assigned Parking
View:	
List Price:	\$199,000
List PPSF:	\$251
Valuated Price:	\$196,000
Valuated PPSF:	\$247

*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

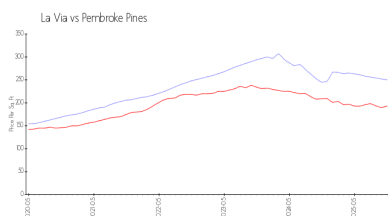
<https://>



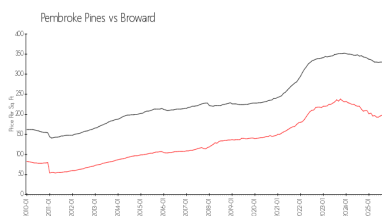
## Recent Sales

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**

La Via	53 days
Pembroke Pines	74 days
Broward	88 days