

# Unit 9650 NW 2nd St # 4-301 - La Via

9650 NW 2nd St # 4-301 - 9610 NW 2 St, Pembroke Pines, FL, Broward 33024

## Unit Information

MLS Number:	A11953924
Status:	Active
Size:	1,091 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$300,000
List PPSF:	\$275
Valuated Price:	\$268,000
Valuated PPSF:	\$246

*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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

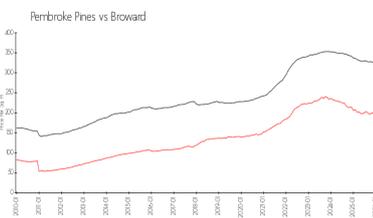
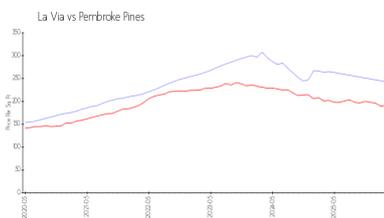
La Via Condo  
Address: 9635 NW 1st Ct,  
Pembroke Pines, FL 33024  
Phone: +1 954-441-9800

<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

## Market Information



La Via: \$243/sq. ft.  
Pembroke Pines: \$189/sq. ft.

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Broward: \$306/sq. ft.

## Inventory for Sale

La Via	3%
Pembroke Pines	4%
Broward	6%

## Avg. Time to Close Over Last 12 Months

La Via 57 days

Pembroke Pines  
Broward

75 days  
89 days