

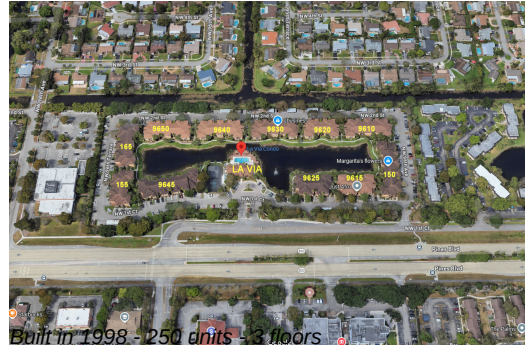
Unit 155 NW 96th Ter # 2-201 - La Via

155 NW 96th Ter # 2-201 - 9610 NW 2 St, Pembroke Pines, FL, Broward 33024

Unit Information

MLS Number:	A11984910
Status:	Active
Size:	1,091 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$284,900
List PPSF:	\$261
Valuated Price:	\$265,000
Valuated PPSF:	\$243

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

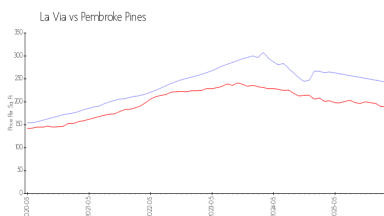
La Via Condo
Address: 9635 NW 1st Ct,
Pembroke Pines, FL 33024
Phone: +1 954-441-9800

<https://>

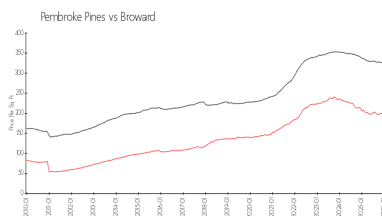
Recent Sales

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.



Pembroke Pines: \$189/sq. ft.
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