

# Unit 165 NW 96th Ter # 3-308 - La Via

165 NW 96th Ter # 3-308 - 9610 NW 2 St, Pembroke Pines, FL, Broward 33024

## Unit Information

MLS Number: A11988885  
 Status: Active  
 Size: 1,247 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$338,000  
 List PPSF: \$271  
 Valuated Price: \$306,000  
 Valuated PPSF: \$245

*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

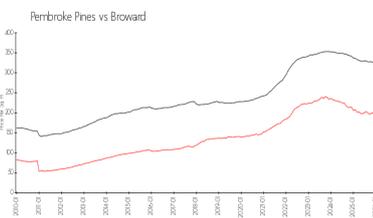
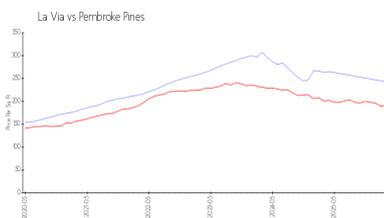
La Via Condo  
 Address: 9635 NW 1st Ct,  
 Pembroke Pines, FL 33024  
 Phone: +1 954-441-9800

<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



Built in 1998 - 250 units - 3 floors

Pembroke Pines  
Broward

75 days  
89 days