

**The Boardwalk - Single Family Homes & Lots Market Analysis**

**Deb Beran Properties Monthly Market Analysis**

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**The Boardwalk WATERFRONT HOMES - SOLD HISTORY JANUARY through DECEMBER 2023**

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
FULL YEAR 2023	2	1,400,000	96%	3706	377.88	13
2022	3	1,750,000	98%	3786	445.93	101
2021	1	1,095,000	100%	4376	250.23	8
2020	10	\$984,500	97%	4266	\$227.40	176
2019	7	\$919,357	96%	4163	\$223.67	58
2018	4	\$892,500	94%	3813	\$224.80	240
2017	8	\$763,000	95%	3461	\$219.44	314
2016	0	N/A	N/A	N/A	N/A	N/A
2015	3	\$1,046,667	95%	4835	\$215.62	156
2014	3	\$780,333	91%	3603	\$221.53	291
2013	2	\$746,200	93%	3421	\$217.09	286
2012	1	\$650,000	94%	3341	\$194.55	563
2011	4	\$803,500	92%	3191	\$255.32	225
2010	1	\$580,000	91%	1909	\$303.82	654
AVG 2010-2022	4	\$917,588	95%	3680	\$249.95	256

**The Boardwalk WATER ACCESS HOMES - SOLD HISTORY JANUARY through DECEMBER 2023**

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
YTD 2023	1	800,000	97%	3348	238.95	3
2022	1	735,422	105%	3032	242.55	6
2021	0	N/A	N/A	N/A	N/A	N/A
2020	1	\$563,990	97%	1867	\$302.08	28
2019	4	\$502,500	98%	3983	\$152.39	199
2018	2	\$610,750	99%	3991	\$156.77	300
2017	0	N/A	N/A	N/A	N/A	N/A
2016	0	N/A	N/A	N/A	N/A	N/A
2015	0	N/A	N/A	N/A	N/A	N/A
2014	0	N/A	N/A	N/A	N/A	N/A
2013	1	\$575,000	92%	3324	\$172.98	346
2012	1	\$625,000	93%	4395	\$142.21	732
2011	1	\$375,900	94%	3767	\$99.79	230
2010	0	N/A	N/A	N/A	N/A	N/A
AVG 2010-2022	1	\$569,795	97%	3480	\$181.25	263

**The Boardwalk PENDING HOMES as of JANUARY 9, 2024**

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront Homes	0	N/A	N/A	N/A
Water Access Homes	0	N/A	N/A	N/A
The Cottages	0	N/A	N/A	N/A

**The Boardwalk ACTIVE HOMES as of JANUARY 9, 2024**

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront Homes	0	N/A	N/A	N/A
Water Access Homes	1	\$775,000	3212	\$241.28
The Cottages	0	N/A	N/A	N/A

**The Boardwalk LOTS - SOLD HISTORY JANUARY through DECEMBER 2023**

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
YTD 2023	1	\$340,000	94%	139
2022	1	\$115,000	92%	180
2021	2	\$352,500	88%	1,057
2020	3	\$183,150	80%	168
2019	0	N/A	N/A	N/A
2018	7	\$130,929	92%	582
2017	1	\$500,000	95%	4
2016	2	\$258,500	91%	90
2015	1	\$450,000	85%	1,118
2014	0	N/A	N/A	N/A
2013	0	N/A	N/A	N/A
2012	1	\$450,000	90%	487
2011	1	\$450,000	97%	1
2010	2	\$414,000	77%	1,181
AVG 2010-2022	2	\$330,408	89%	487

**The Boardwalk PENDING LOTS as of JANUARY 9, 2024**

Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	0	N/A
Water Access	0	N/A

**The Boardwalk ACTIVE LOTS as of JANUARY 9, 2024**

Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	0	N/A
Water Access	0	N/A



Information is deemed to be reliable, but is not guaranteed.  
This data was gathered from RVAR (MLS).