

COMPASS COVE - JANUARY through DECEMBER 2023

Deb Beran Properties Monthly Market Analysis

Office: 540-721-1488 Cell: 540-529-4229 Email: Deb@DebBeranProperties.com

Compass Cove **SOLD** HISTORY - ALL PROPERTIES

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
YTD 2023	2	\$1,587,500	93%	4511	\$353.25	75
2022	1	\$1,400,000	100%	4359	\$321.17	105
2021	1	\$1,380,000	99%	4237	\$325.70	417
2020	3	\$1,000,000	96%	3700	\$268.33	348
2019	1	\$907,000	95%	4294	\$211.22	1,447
2018	1	\$865,000	96%	3714	\$232.90	285
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	\$900,000	91%	5835	\$154.24	1
2012	0	N/A	N/A	N/A	N/A	N/A
2011	1	\$900,000	90%	4300	\$209.30	708
2010	0	N/A	N/A	N/A	N/A	N/A
2009	0	N/A	N/A	N/A	N/A	N/A
2008	1	\$937,500	94%	4245	\$220.85	413
2007	0	N/A	N/A	N/A	N/A	N/A
2006	2	\$1,032,500	96%	4138	\$250.86	359
AVG 2006-2022	1	\$1,035,778	95%	4314	\$243.84	453.67

COMPASS COVE **PENDING HOMES** as of JANUARY 9, 2024

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	0	N/A	N/A	N/A

COMPASS COVE **ACTIVE HOMES** as of JANUARY 9, 2024

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	3	\$2,330,000	4997	\$476.39

COMPASS COVE **LOTS - SOLD** HISTORY JANUARY through DECEMBER 2023

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
YTD 2023	4	\$359,500	101%	52
2022	2	\$287,000	96%	402
2021	2	\$242,470	75%	298
2020	5	\$236,800	84%	322
2019	1	\$342,500	87%	1,254
2018	3	\$246,333	84%	833
2017	2	\$215,000	84%	2,678
2016	3	\$211,000	89%	157
2015	2	\$160,000	97%	6
2014	2	\$265,000	87%	1,764
2013	1	\$238,750	83%	575
2012	5	\$232,400	86%	420
2011	1	\$185,000	62%	632
2010	1	\$235,000	90%	133
2009	2	\$596,500	82%	1,184
2008	1	\$259,000	90%	1,014
2007	1	\$322,000	96%	416
2006	0	N/A	N/A	N/A
2005	8	\$478,212	94%	252
2004	8	\$400,750	99%	227
2003	13	\$241,556	100%	99
AVG 2003-2022	3	283962	1	669

COMPASS COVE **PENDING LOTS** as of JANUARY 9, 2024

Property Type	# PENDING	AVG LIST PRICE
Waterfront	1	\$479,900

COMPASS COVE **ACTIVE LOTS** as of JANUARY 9, 2024

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

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

Deb Beran
PROPERTIES
DEBBERANPROPERTIES.COM
Smith Mountain Lake, Virginia