

SML Condo & Townhome Market Analysis - Franklin County JANUARY through DECEMBER 2023**Deb Beran Properties Monthly Market Analysis**

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BERNARD'S LANDING SOLD HISTORY DETAIL - JANUARY through DECEMBER 2023

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	13	\$421,538	97%	950	\$445.82	12
Patio Home	2	\$977,500	92%	2714	\$361.26	43
Townhome	1	\$1,050,000	84%	3233	\$324.78	7

As of 1/9/2024 there are 0 Pending sales and 4 Active properties on the market

Amenities: 3 pools (1 indoor with spa), beach, basketball, tennis, pickleball courts, marina (boat rentals, slip leases), restaurant, store

THE WATERFRONT SOLD HISTORY DETAIL - JANUARY through DECEMBER 2023

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Gangplank Rd. Condo	3	\$479,317	100%	1222	\$396.09	10
S Pointe Shore Condo	3	\$487,333	100%	1350	\$361.04	3
Fairway Bay Condo	4	\$260,475	101%	989	\$262.56	23
Anchor Dr. Townhome	0	N/A	N/A	N/A	N/A	N/A
Gangplank Townhome	1	\$1,150,000	100%	3410	\$337.24	7
Waterside Dr. Townhome	1	\$507,500	92%	1818	\$279.15	126
Windlass Pt. Townhome	1	\$585,000	98%	1848	\$316.56	36
Windlass Rd. Townhome	1	\$560,000	98%	1536	\$364.58	15
Shore Drive Townhome	0	N/A	N/A	N/A	N/A	N/A
Golf Villa	2	\$362,500	94%	1543	\$237.11	57

As of 1/9/2024 there is 1 Pending sale and 4 Active properties on the market

Amenities: The Waterfront Country Club offers Golf and Social Memberships, outdoor pool, community boat ramps

STRIPERS LANDING SOLD HISTORY DETAIL - JANUARY through DECEMBER 2023

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	5	\$158,770	95%	448	\$360.11	22

As of 1/9/2024 there is 1 Pending sale and 1 Active property on the market

Amenities: Outdoor pool, tennis court, picnic pavillion with grills, community boat ramp, laundry facility

BRIDGEWATER POINTE SOLD HISTORY DETAIL - JANUARY through DECEMBER 2023

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	3	\$739,997	98%	2223	\$333.71	5

As of 1/9/2024 there are 0 Pending sales and 0 Active properties on the market

Amenities: Outdoor pool, tennis court, deeded boat slips

THE WATERS EDGE SOLD HISTORY DETAIL - JANUARY through DECEMBER 2023

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condos / Patio Homes	2	\$520,000	95%	1536	\$354.08	79
Grande Villas	4	\$1,730,000	96%	4652	\$371.63	240
Island Green Townhomes	4	\$1,173,750	93%	3668	\$321.00	70

As of 1/9/2024 there are 0 Pending sales and 2 Active properties on the market

Amenities: The Waters Edge Country Club offers Golf and Social Memberships, outdoor pool, community boat ramp

SHORELINE MARINA SOLD HISTORY DETAIL - JANUARY through DECEMBER 2023

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	1	\$469,000	98%	2056	\$228.11	16
Townhome	0	N/A	N/A	N/A	N/A	N/A

As of 1/9/2024 there are 0 Pending sales and 2 Active properties on the market

Amenities: Outdoor saltwater pool, tennis court, marina (slips for lease)

ALL SML WATERFRONT CONDO/TOWNHOMES SOLD HISTORY DETAIL - JANUARY through DECEMBER 2023

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Studio & 1 Bedroom	13	\$222,950	97%	526	421.80	21
2 Bedroom	34	\$417,926	98%	1160	366.84	28
3 Bedroom	19	\$741,784	97%	2311	325.80	70
4 Bedroom	10	\$1,052,499	97%	3075	339.61	52
5+ Bedroom	6	\$1,002,500	92%	3472	291.46	60

ALL SML PENDING WATERFRONT CONDO/TOWNHOMES as of JANUARY 9, 2024

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	1	\$179,900	518	\$347.30
2 Bedroom	1	\$374,900	1070	\$350.37
3 Bedroom	2	\$687,475	1696	\$420.26
4 Bedroom	0	N/A	N/A	N/A
5+ Bedroom	0	N/A	N/A	N/A

ALL SML ACTIVE WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of JANUARY 9, 2024

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	4	\$225,556	550	\$418.86
2 Bedroom	5	\$493,200	1324	\$376.34
3 Bedroom	2	\$510,000	1718	\$302.52
4 Bedroom	2	\$839,450	2893	\$289.23
5+ Bedroom	1	\$1,095,000	4089	\$267.79

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

