

Mountain View Shores Subdivision - Single Family Homes & Lots Market Analysis

Deb Beran Properties Monthly Market Analysis

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MOUNTAIN VIEW SHORES WATERFRONT HOMES - SOLD HISTORY JANUARY through DECEMBER 2023

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
YTD 2023	3	1,146,667	108%	2443	508.16	4
2022	4	923,250	103%	2942	317.61	4
2021	6	981,567	99%	3322	320.70	8
2020	8	\$788,625	97%	2951	\$265.26	107
2019	9	\$572,556	95%	2362	\$251.31	122
2018	11	\$756,591	96%	3138	\$228.31	100
2017	8	\$493,000	93%	2282	\$226.46	135
2016	8	\$502,438	94%	2867	\$178.59	187
2015	9	\$488,964	94%	2569	\$200.56	380
2014	3	\$800,833	91%	4194	\$192.76	303
2013	7	\$860,000	95%	3794	\$240.82	163
2012	6	\$528,833	94%	2768	\$198.18	547
2011	3	\$645,833	92%	2803	\$243.99	386
2010	6	\$627,800	97%	2683	\$242.17	198
AVG 2010-2022	7	\$690,022	95%	2975	\$238.98	203

MOUNTAIN VIEW SHORES WATER ACCESS HOMES - SOLD HISTORY JANUARY through DECEMBER 2023

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
YTD 2023	0	N/A	N/A	N/A	N/A	N/A
2022	1	\$500,000	109%	2520	\$198.41	4
2021	0	N/A	N/A	N/A	N/A	N/A
2020	0	N/A	N/A	N/A	N/A	N/A
2019	0	N/A	N/A	N/A	N/A	N/A
2018	0	N/A	N/A	N/A	N/A	N/A
2017	2	\$212,238	96%	2289	\$91.88	450
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	0	N/A	N/A	N/A	N/A	N/A
2012	1	\$158,000	99%	2058	\$76.77	128
2011	1	\$159,900	94%	1550	\$103.16	859
2010	0	N/A	N/A	N/A	N/A	N/A
AVG 2010-2022	0	\$257,535	100%	2104	\$117.56	360

MOUNTAIN VIEW SHORES PENDING HOMES as of JANUARY 9, 2024

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	1	\$1,250,000	3468	\$360.44
Water Access	0	N/A	N/A	N/A

MOUNTAIN VIEW SHORES ACTIVE HOMES as of JANUARY 9, 2024

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

MOUNTAIN VIEW SHORES LOTS - SOLD HISTORY JANUARY through DECEMBER 2023

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
YTD 2023	0	N/A	N/A	N/A
2022	1	\$785,000	99%	2
2021	3	\$159,900	77%	72
2020	2	\$194,400	83%	328
2019	2	\$400,000	89%	82
2018	4	\$347,250	96%	267
2017	5	\$137,600	93%	99
2016	1	\$145,000	83%	945
2015	1	\$270,000	90%	424
2014	2	\$345,000	94%	61
2013	1	\$305,000	87%	1
2012	1	\$20,000	80%	1,222
2011	0	N/A	N/A	N/A
2010	1	\$470,000	83%	209
AVG 2010-2022	2	\$298,263	88%	309

MTN VIEW SHORES PENDING LOTS as of JANUARY 9, 2024

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

MTN VIEW SHORES ACTIVE LOTS as of JANUARY 9, 2024

Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	2	\$1,025,000
Water Access	0	N/A



Smith Mountain Lake, Virginia

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