

Park Place - Single Family Homes & Lots Market Analysis						
Deb Beran Properties Monthly Market Analysis						
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Park Place WATERFRONT HOMES - SOLD HISTORY JANUARY through DECEMBER 2023						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
YTD 2023	6	\$1,965,833	96%	5184	\$375.01	36
2022	3	\$1,366,833	91%	4618	\$298.51	67
2021	4	\$1,200,975	100%	4158	\$289.82	140
2020	10	\$1,092,990	95%	4517	\$239.84	156
2019	4	\$841,000	96%	3832	\$220.55	280
2018	1	\$1,275,000	93%	5951	\$214.25	645
2017	4	\$866,275	94%	4844	\$181.45	367
2016	3	\$796,633	94%	3751	\$214.07	208
2015	4	\$1,172,500	88%	5383	\$215.28	260
2014	5	\$839,000	94%	4193	\$200.16	221
2013	2	\$661,000	94%	3464	\$189.96	479
2012	2	\$850,000	94%	3864	\$223.12	287
2011	2	\$560,000	96%	4337	\$132.76	205
2010	4	\$752,500	92%	3430	\$223.71	145
AVG 2010-2022	4	\$944,208	94%	4334	\$218.73	266

Park Place PENDING HOMES as of JANUARY 9, 2024				
Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	1	\$2,575,000	6111	\$421.37
Off Water	0	N/A	N/A	N/A

Park Place ACTIVE HOMES as of JANUARY 9, 2024				
Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	1	\$2,199,000	5951	\$369.52
Off Water	0	N/A	N/A	N/A

Park Place WATERFRONT LOTS - SOLD HISTORY JANUARY through DECEMBER 2023				
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
YTD 2023	1	\$500,000	95%	23
2022	3	\$201,667	89%	437
2021	4	\$404,375	94%	660
2020	1	\$295,000	89%	1,176
2019	2	\$248,500	94%	1,239
2018	1	\$375,000	95%	432
2017	1	\$307,500	90%	737
2016	1	\$276,000	92%	18
2015	1	\$525,000	96%	127
2014	0	N/A	N/A	N/A
2013	4	\$413,125	90%	1,294
2012	0	N/A	N/A	N/A
2011	0	N/A	N/A	N/A
2010	3	\$605,000	96%	39
AVG 2010-2022	2	\$365,117	93%	616

Park Place PENDING LOTS as of JANUARY 9, 2024		
Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	0	N/A
Off Water	0	N/A

Park Place ACTIVE LOTS as of JANUARY 9, 2024		
Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	0	N/A
Off Water	0	N/A



Smith Mountain Lake, Virginia

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