

Vista Pointe Condominiums - JANUARY through DECEMBER 2023

Deb Beran Properties Monthly Market Analysis

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Vista Pointe **SOLD** HISTORY - ALL PROPERTIES

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
FULL YEAR 2023	3	\$419,833	97%	1007	\$416.91	62
2022	2	\$445,000	105%	1007	\$441.91	29
2021	2	\$350,975	104%	1007	\$357.00	3
2020	9	\$354,611	100%	1157	\$302.00	55
2019	10	\$285,650	94%	1120	\$225.00	394
2018	4	\$320,750	96%	1181	\$269.00	174
2017	4	\$340,250	98%	1173	\$288.00	71
2016	0	N/A	N/A	N/A	N/A	N/A
2015	5	\$285,900	94%	1099	\$261.00	496
2014	1	\$210,000	88%	954	\$220.00	408
2013	3	\$378,333	95%	1198	\$308.00	186
2012	1	\$230,000	92%	1007	\$228.00	204
2011	2	\$250,000	93%	1004	\$249.00	160
2010	3	\$299,000	93%	993	\$301.00	264
2009	1	\$321,150	96%	1007	\$319.00	431
2008	2	\$321,225	91%	984	\$326.00	222
2007	2	\$353,500	92%	1007	\$350.00	352
2006	1	\$365,000	96%	1007	\$362.00	203
2005	13	\$308,685	98%	1014	\$304.00	197
2004	1	\$235,000	98%	1007	\$233.00	514
2003	4	\$224,000	97%	996	\$225.00	64
2002	3	\$216,667	97%	1236	\$178.00	64
2001	2	\$143,750	98%	980	\$147.00	3
2000	2	\$175,000	97%	1007	\$174.00	18
AVG 2000-2022	3	\$291,566	96%	1052	\$275.81	205.09

Vista Pointe **SOLD** HISTORY DETAIL - JANUARY through DECEMBER 2023

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2 Bedroom	3	\$419,833	97%	1007	\$416.91	62
3 Bedroom	0	N/A	N/A	N/A	N/A	N/A

Vista Pointe **PENDING** PROPERTIES as of JANUARY 9, 2024

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
2 Bedroom	0	N/A	N/A	N/A
3 Bedroom	0	N/A	N/A	N/A

Vista Pointe **ACTIVE** PROPERTIES ON THE MARKET as of JANUARY 9, 2024

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
2 Bedroom	0	N/A	N/A	N/A
3 Bedroom	0	N/A	N/A	N/A

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).