

Westlake Pointe Townhomes - JULY 2024

Deb Beran Properties Monthly Market Analysis

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WESTLAKE POINTE SOLD HISTORY - ALL PROPERTIES - JANUARY through JULY 2024

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
YTD 2024	1	\$420,000	93%	1920	\$218.75	213
2023	2	\$457,000	98%	1769	\$258.87	6
2022	3	\$427,500	98%	1920	\$222.66	20
2021	6	\$390,167	105%	1813	\$216.88	2
2020	3	\$291,333	99%	1920	\$151.74	68
2019	4	\$271,725	96%	1760	\$157.79	60
2018	4	\$261,250	95%	1920	\$136.07	294
2017	3	\$269,167	96%	1873	\$144.32	195
2016	4	\$271,250	96%	1920	\$141.28	156
2015	7	\$265,143	95%	1924	\$137.82	256
2014	2	\$253,225	97%	1930	\$131.19	60
2013	2	\$247,500	92%	1860	\$133.42	604
2012	1	\$204,500	93%	1880	\$108.78	969
2011	1	\$335,000	96%	1940	\$172.68	47
2010	2	\$291,250	88%	1880	\$155.31	91
2009	0	N/A	N/A	N/A	N/A	N/A
2008	1	\$336,000	96%	1895	\$177.31	597
2007	2	\$402,500	100%	1900	\$211.84	261
2006	1	\$405,000	100%	1895	\$213.72	1
2005	7	\$356,857	98%	1914	\$186.41	49
2004	4	\$254,000	97%	1912	\$132.82	118
2003	4	\$244,400	99%	1734	\$145.99	274
2002	16	\$215,042	101%	1537	\$145.07	538
2001	17	\$201,890	102%	1383	\$150.15	152
2000	9	\$176,253	101%	1272	\$138.52	191
AVG 2000-2023	4	\$296,867	97%	1815	\$163.94	217.78

WESTLAKE POINTE PENDING PROPERTIES as of AUGUST 6, 2024

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

WESTLAKE POINTE ACTIVE PROPERTIES ON THE MARKET as of AUGUST 6, 2024

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

* All townhomes have 2 bedroom septic permits.

Those sold as 3 bedroom townhomes have decorated the lower level family room as a bedroom.

ALL SML WATERFRONT CONDO/TOWNHOMES SOLD HISTORY DETAIL - JANUARY through JULY 2024

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Studio & 1 Bedroom	11	\$252,264	97%	603	\$414.52	53
2 Bedroom	26	\$436,956	97%	1203	\$369.36	53
3 Bedroom	15	\$711,362	98%	2162	\$329.94	39
4 Bedroom	2	\$880,000	98%	2814	\$329.02	72
5+ Bedroom	1	\$1,057,500	97%	4089	\$258.62	126

ALL SML PENDING WATERFRONT CONDO/TOWNHOMES as of AUGUST 6, 2024

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	2	\$226,950	438	\$506.71
2 Bedroom	2	\$424,250	1138	\$381.30
3 Bedroom	0	N/A	N/A	N/A
4 Bedroom	0	N/A	N/A	N/A
5+ Bedroom	1	\$1,575,000	2917	\$539.94

ALL SML ACTIVE WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of AUGUST 6, 2024

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	5	\$274,750	543	\$497.33
2 Bedroom	6	\$430,967	1075	\$406.27
3 Bedroom	2	\$791,950	2310	\$362.86
4 Bedroom	3	\$846,300	2466	\$349.74
5+ Bedroom	1	\$1,075,000	3762	\$285.75



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