

Bridgewater Pointe Condominiums - MARCH 2025

Deb Beran Properties Monthly Market Analysis

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Bridgewater Pointe SOLD HISTORY - ALL PROPERTIES

| YEAR | # SOLD | AVG SALES PRICE | SOLD/LISTING % | AVG SQFT | AVG SQFT \$ | AVG DOM |
|----------------------|----------|------------------|----------------|-------------|-----------------|---------------|
| 2025 | 1 | \$795,000 | 96% | 2385 | \$333.33 | 8 |
| 2024 | 6 | \$698,983 | 97% | 1796 | \$388.81 | 72 |
| 2023 | 3 | \$739,997 | 98% | 2223 | \$333.71 | 5 |
| 2022 | 2 | \$712,000 | 100% | 2173 | \$327.66 | 4 |
| 2021 | 4 | \$539,750 | 92% | 2060 | \$263.00 | 12 |
| 2020 | 9 | \$448,154 | 95% | 2057 | \$219.00 | 154 |
| 2019 | 8 | \$422,175 | 97% | 2036 | \$208.00 | 199 |
| 2018 | 5 | \$400,980 | 96% | 1985 | \$205.00 | 301 |
| 2017 | 5 | \$391,200 | 93% | 1924 | \$205.00 | 221 |
| 2016 | 5 | \$426,200 | 95% | 1931 | \$221.00 | 98 |
| 2015 | 5 | \$397,400 | 94% | 1918 | \$211.00 | 214 |
| 2014 | 1 | \$390,000 | 98% | 1600 | \$244.00 | 2 |
| 2013 | 2 | \$515,000 | 94% | 2236 | \$231.00 | 202 |
| 2012 | 1 | \$400,000 | 91% | 2140 | \$187.00 | 552 |
| AVG 2012-2024 | 4 | \$498,603 | 95% | 2006 | \$249.55 | 156.62 |

Bridgewater Pointe SOLD HISTORY DETAIL

| Property Type | # SOLD | AVG SALES PRICE | SOLD/LISTING % | AVG SQFT | AVG SQFT \$ | AVG DOM |
|---------------|--------|-----------------|----------------|----------|-------------|---------|
| 3 Bedroom | 0 | N/A | N/A | N/A | N/A | N/A |
| 4 Bedroom | 1 | \$795,000 | 96% | 2385 | \$333.33 | 8 |

Bridgewater Pointe PENDING PROPERTIES as of APRIL 7, 2025

| Property Type | # ACTIVE | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|---------------|----------|----------------|----------|-------------|
| 3 Bedroom | 0 | N/A | N/A | N/A |
| 4 Bedroom | 1 | \$715,000 | 2173 | \$329.04 |

Bridgewater Pointe ACTIVE PROPERTIES ON THE MARKET as of APRIL 7, 2025

| Property Type | # ACTIVE | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|---------------|----------|----------------|----------|-------------|
| 3 Bedroom | 2 | \$659,000 | 1720 | \$383.14 |
| 4 Bedroom | 1 | \$849,000 | 2323 | \$365.48 |

ALL SML WATERFRONT CONDO/TOWNHOMES SOLD HISTORY DETAIL

| Property Type | # SOLD | AVG SALES PRICE | SOLD/LISTING % | AVG SQFT | AVG SQFT \$ | AVG DOM |
|--------------------|--------|-----------------|----------------|----------|-------------|---------|
| Studio & 1 Bedroom | 4 | \$270,975 | 101% | 591 | \$449.93 | 62 |
| 2 Bedroom | 8 | \$450,188 | 99% | 1224 | \$371.44 | 43 |
| 3 Bedroom | 2 | \$733,250 | 94% | 1614 | \$439.94 | 41 |
| 4 Bedroom | 3 | \$1,085,000 | 98% | 3221 | \$332.54 | 14 |
| 5+ Bedroom | 1 | \$850,000 | 97% | 3345 | \$254.11 | 141 |

ALL SML PENDING WATERFRONT CONDO/TOWNHOMES as of APRIL 7, 2025

| Property Type | # PENDING | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|--------------------|-----------|----------------|----------|-------------|
| Studio & 1 Bedroom | 0 | N/A | N/A | N/A |
| 2 Bedroom | 3 | \$456,633 | 1153 | \$400.42 |
| 3 Bedroom | 1 | \$499,900 | 1512 | \$330.62 |
| 4 Bedroom | 1 | \$715,000 | 2173 | \$329.04 |
| 5+ Bedroom | 1 | \$1,150,000 | 3843 | \$299.25 |

ALL SML ACTIVE WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of APRIL 7, 2025

| Property Type | # ACTIVE | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|--------------------|----------|----------------|----------|-------------|
| Studio & 1 Bedroom | 3 | \$275,833 | 551 | \$478.53 |
| 2 Bedroom | 4 | \$406,050 | 1154 | \$360.74 |
| 3 Bedroom | 7 | \$619,129 | 1862 | \$339.64 |
| 4 Bedroom | 1 | \$849,000 | 2323 | \$365.48 |
| 5+ Bedroom | 0 | N/A | N/A | N/A |



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