

COMPASS COVE - MARCH 2025

Deb Beran Properties Monthly Market Analysis

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Compass Cove SOLD HISTORY - ALL PROPERTIES

| YEAR | # SOLD | AVG SALES PRICE | SOLD/LISTING % | AVG SQFT | AVG SQFT \$ | AVG DOM |
|----------------------|----------|--------------------|----------------|-------------|-----------------|---------------|
| 2025 | 2 | \$1,625,000 | 97% | 4139 | \$393.37 | 11 |
| 2024 | 2 | \$1,845,000 | 97% | 4625 | \$399.24 | 56 |
| 2023 | 2 | \$1,587,500 | 93% | 4511 | \$353.25 | 75 |
| 2022 | 1 | \$1,400,000 | 100% | 4359 | \$321.17 | 105 |
| 2021 | 1 | \$1,380,000 | 99% | 4237 | \$325.70 | 417 |
| 2020 | 3 | \$1,000,000 | 96% | 3700 | \$268.33 | 348 |
| 2019 | 1 | \$907,000 | 95% | 4294 | \$211.22 | 1,447 |
| 2018 | 1 | \$865,000 | 96% | 3714 | \$232.90 | 285 |
| 2017 | 0 | N/A | N/A | N/A | N/A | N/A |
| 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 | 1 | \$900,000 | 91% | 5835 | \$154.24 | 1 |
| 2012 | 0 | N/A | N/A | N/A | N/A | N/A |
| 2011 | 1 | \$900,000 | 90% | 4300 | \$209.30 | 708 |
| 2010 | 0 | N/A | N/A | N/A | N/A | N/A |
| 2009 | 0 | N/A | N/A | N/A | N/A | N/A |
| 2008 | 1 | \$937,500 | 94% | 4245 | \$220.85 | 413 |
| 2007 | 0 | N/A | N/A | N/A | N/A | N/A |
| AVG 2007-2024 | 1 | \$1,172,200 | 95% | 4382 | \$269.62 | 385.50 |

COMPASS COVE PENDING HOMES as of APRIL 7, 2025

| Property Type | # PENDING | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|---------------|-----------|----------------|----------|-------------|
| Waterfront | 1 | \$1,690,000 | 4441 | \$380.54 |

COMPASS COVE ACTIVE HOMES as of APRIL 7, 2025

| Property Type | # ACTIVE | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|---------------|----------|----------------|----------|-------------|
| Waterfront | 0 | N/A | N/A | N/A |

COMPASS COVE LOTS - SOLD HISTORY

| YEAR | # SOLD | AVG SALES PRICE | SOLD/LISTING % | AVG DOM |
|----------------------|----------|-----------------|----------------|------------|
| 2025 | 2 | \$512,250 | 94% | 41 |
| 2024 | 2 | \$482,500 | 99% | 51 |
| 2023 | 4 | \$359,500 | 101% | 52 |
| 2022 | 2 | \$287,000 | 96% | 402 |
| 2021 | 2 | \$242,470 | 75% | 298 |
| 2020 | 5 | \$236,800 | 84% | 322 |
| 2019 | 1 | \$342,500 | 87% | 1,254 |
| 2018 | 3 | \$246,333 | 84% | 833 |
| 2017 | 2 | \$215,000 | 84% | 2,678 |
| 2016 | 3 | \$211,000 | 89% | 157 |
| 2015 | 2 | \$160,000 | 97% | 6 |
| 2014 | 2 | \$265,000 | 87% | 1,764 |
| 2013 | 1 | \$238,750 | 83% | 575 |
| 2012 | 5 | \$232,400 | 86% | 420 |
| 2011 | 1 | \$185,000 | 62% | 632 |
| 2010 | 1 | \$235,000 | 90% | 133 |
| 2009 | 2 | \$596,500 | 82% | 1,184 |
| 2008 | 1 | \$259,000 | 90% | 1,014 |
| 2007 | 1 | \$322,000 | 96% | 416 |
| 2006 | 0 | N/A | N/A | N/A |
| 2005 | 8 | \$478,212 | 94% | 252 |
| 2004 | 8 | \$400,750 | 99% | 227 |
| AVG 2004-2024 | 3 | 299786 | 1 | 634 |

COMPASS COVE PENDING LOTS as of APRIL 7, 2025

| Property Type | # PENDING | AVG LIST PRICE |
|---------------|-----------|----------------|
| Waterfront | 1 | \$550,000 |

COMPASS COVE ACTIVE LOTS as of APRIL 7, 2025

| Property Type | # ACTIVE | AVG LIST PRICE |
|---------------|----------|----------------|
| Waterfront | 0 | N/A |

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

