

SML Condo & Townhome Market Analysis - Franklin County - MARCH 2025

Deb Beran Properties Monthly Market Analysis

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BERNARD'S LANDING SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	3	\$402,267	100%	872	\$475.99	84
Patio Home	1	\$990,000	99%	1897	\$521.88	6
Townhome	0	N/A	N/A	N/A	N/A	N/A

As of 4/7/2025 there are 0 Pending sales and 3 Active properties on the market

Amenities: 3 pools (1 indoor with spa), beach, basketball, tennis, pickleball courts, marina (boat rentals, slip leases), restaurant

THE WATERFRONT SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Gangplank Rd. Condo	0	N/A	N/A	N/A	N/A	N/A
S Pointe Shore Condo	1	\$510,000	98%	1371	\$371.99	16
Fairway Bay Condo	0	N/A	N/A	N/A	N/A	N/A
Anchor Dr. Townhome	0	N/A	N/A	N/A	N/A	N/A
Gangplank Townhome	1	\$476,500	88%	1331	\$358.00	77
Waterside Dr. Townhome	0	N/A	N/A	N/A	N/A	N/A
Windlass Pt. Townhome	0	N/A	N/A	N/A	N/A	N/A
Windlass Rd. Townhome	0	N/A	N/A	N/A	N/A	N/A
Shore Drive Townhome	1	\$586,000	103%	1628	\$359.95	2
Golf Villa	0	N/A	N/A	N/A	N/A	N/A

As of 4/7/2025 there are 3 Pending sales and 3 Active properties on the market

Amenities: The Waterfront Country Club offers Golf and Social Memberships, outdoor pool, fitness center, tennis/pickleball, boat ramps

STRIPERS LANDING SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	2	\$198,500	102%	508	\$391.04	5

As of 4/7/2025 there are 0 Pending sales and 0 Active properties on the market

Amenities: Outdoor pool, tennis court, picnic pavilion with grills, community boat ramp, laundry facility

BRIDGEWATER POINTE SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	1	\$795,000	96%	2385	\$333.33	8

As of 4/7/2025 there is 1 Pending sale and 3 Active properties on the market

Amenities: Outdoor pool, tennis court, leased boat slips

THE WATERS EDGE SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condos / Patio Homes	0	N/A	N/A	N/A	N/A	N/A
Grande Villas	0	N/A	N/A	N/A	N/A	N/A
Island Green Townhomes	1	\$1,600,000	100%	3917	\$408.48	2

As of 4/7/2025 there are 0 Pending sales and 0 Active properties on the market

Amenities: The Waters Edge Country Club offers Golf and Social Memberships, outdoor pool, community boat ramp

SHORELINE MARINA SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	0	N/A	N/A	N/A	N/A	N/A
Townhome	0	N/A	N/A	N/A	N/A	N/A

As of 4/7/2025 there is 1 Pending sale and 0 Active properties on the market

Amenities: Outdoor saltwater pool, tennis court, marina (slips for lease)

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).