

## Single Family Waterfront Homes - Monthly Market Analysis - March 2025

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING PRICE	AVG FINISHED SQFT	AVG SQFT \$	AVG DOM
2025	MAR	14	\$1,154,164	97%	2702	422.50
2024	MAR	14	\$1,239,143	94%	3609	343.35
2025	YTD	39	\$1,211,915	97%	3026	411.47
2024		220	\$1,228,279	97%	3360	370.86
2023		152	\$1,159,227	98%	3356	353.30
2022		225	\$1,041,327	100%	3212	332.95
2021		316	\$952,439	100%	3357	291.65
2020		430	\$727,777	97%	3277	229.58
2019		285	\$610,124	95%	3165	198.27
2018		249	\$602,657	95%	3113	198.82
2017		271	\$600,195	95%	3154	199.23
2016		235	\$467,316	94%	2827	166.82
2015		225	\$554,639	93%	3003	189.62
2014		195	\$574,992	94%	3101	192.49
2013		183	\$589,826	94%	3190	203.45
2012		167	\$546,270	93%	3037	189.51
2011		149	\$554,069	92%	2954	192.22
2010		151	\$593,031	93%	3014	205.33
2009		132	\$612,393	92%	2868	223.68
2008		118	\$666,106	92%	2950	233.15
2007		174	\$693,896	94%	2837	254.68
2006		158	\$736,526	95%	3002	246.71
2005		311	\$632,539	97%	2782	236.77
<b>AVG 2005-2024</b>		<b>\$707,181</b>	<b>95%</b>	<b>3078</b>	<b>235.45</b>	<b>202</b>

69 ACTIVE and 25 PENDING WATERFRONT SINGLE RESIDENT HOMES as of APRIL 7, 2025



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### QUARTERS DIVIDED UP IN DIFFERENT PRICE POINTS

SOLD QTRS	#
2025 1ST QTR to date	25
2025 2ND QTR	14
2025 3RD QTR	
2025 4TH QTR	
<b>TOTAL 2025</b>	<b>39</b>

SOLD QTRS	#
2024 1ST QTR	37
2024 2ND QTR	59
2024 3RD QTR	65
2024 4TH QTR	59
<b>TOTAL 2024</b>	<b>220</b>

### \$0-\$600K (est. 2024) Homes Listed - 5 ACTIVE

2025 - AVG SOLD PRICE - \$387,000 @ 4 DOM 1,056 SQFT

SOLD QTRS	#
2025 1ST QTR to date	0
2025 2ND QTR	1
2025 3RD QTR	
2025 4TH QTR	
<b>TOTAL 2025</b>	<b>1</b>
<b>PENDING</b>	<b>2</b>
2024 1ST QTR	4
2024 2ND QTR	6
2024 3RD QTR	7
2024 4TH QTR	2
<b>TOTAL 2024</b>	<b>19</b>

### \$601-\$800K Homes Listed - 7 ACTIVE

2025 - AVG SOLD PRICE - \$704,814 @ 38 DOM 1,909 SQFT

SOLD QTRS	#
2025 1ST QTR to date	3
2025 2ND QTR	4
2025 3RD QTR	
2025 4TH QTR	
<b>TOTAL 2025</b>	<b>7</b>
<b>PENDING</b>	<b>2</b>
2024 1ST QTR	4
2024 2ND QTR	7
2024 3RD QTR	10
2024 4TH QTR	8
<b>TOTAL 2024</b>	<b>29</b>

### \$801K-\$1,000,000 Homes Listed - 15 ACTIVE

2025 - AVG SOLD PRICE - \$896,844 @ 27 DOM 2,610 SQFT

SOLD QTRS	#
2025 1ST QTR to date	7
2025 2ND QTR	2
2025 3RD QTR	
2025 4TH QTR	
<b>TOTAL 2025</b>	<b>9</b>
<b>PENDING</b>	<b>5</b>
2024 1ST QTR	10
2024 2ND QTR	15
2024 3RD QTR	16
2024 4TH QTR	12
<b>TOTAL 2024</b>	<b>53</b>

### \$1,000,001 to \$2,000,000 Homes Listed - 28 ACTIVE

2025 - AVG SOLD PRICE - \$1,465,352 @ 41 DOM 3,562 SQFT

SOLD QTRS	#
2025 1ST QTR to date	15
2025 2ND QTR	6
2025 3RD QTR	
2025 4TH QTR	
<b>TOTAL 2025</b>	<b>21</b>
<b>PENDING</b>	<b>14</b>
2024 1ST QTR	15
2024 2ND QTR	26
2024 3RD QTR	29
2024 4TH QTR	29
<b>TOTAL 2024</b>	<b>99</b>

### \$2,000,001 PLUS Homes Listed - 14 ACTIVE

2025 - AVG SOLD PRICE - \$3,100,000 @ 252 DOM 5,298 SQFT

SOLD QTRS	#
2025 1ST QTR to date	0
2025 2ND QTR	1
2025 3RD QTR	
2025 4TH QTR	
<b>TOTAL 2025</b>	<b>1</b>
<b>PENDING</b>	<b>2</b>
2024 1ST QTR	4
2024 2ND QTR	5
2024 3RD QTR	3
2024 4TH QTR	8
<b>TOTAL 2024</b>	<b>20</b>

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

Interest rates as of 4/07/2025  
 conventional, conforming loans:

5.94% / 15 Year Fixed  
 6.66% / 30 Year Fixed  
 5.38% / 5/1 month ARM  
 6.71% / Jumbo 30 Year

From: Bankrate.com