

The Waters Edge - Single Family Homes & Lots Market Analysis as of SEPTEMBER 2025

Deb Beran Properties Monthly Market Analysis

Office: 540-721-1488 Cell: 540-529-4229 Email: Deb@DebBeranProperties.com

The Waters Edge WATERFRONT HOMES - SOLD HISTORY

	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2025	14	\$1,658,429	96%	4027	\$403.02	64
2024	9	\$2,079,944	97%	4544	\$450.79	14
2023	9	\$2,101,222	98%	4874	\$434.92	113
2022	10	\$1,483,500	101%	4070	\$365.43	12
2021	22	\$1,891,818	98%	5472	\$329.58	173
2020	32	\$924,594	94%	4151	\$218.91	250
2019	14	\$859,029	93%	4508	\$194.10	309
2018	14	\$940,064	91%	4562	\$204.44	414
2017	12	\$1,078,542	92%	5020	\$209.59	566
2016	9	\$758,222	92%	4204	\$185.30	462
2015	6	\$1,255,667	85%	5183	\$223.70	444
2014	13	\$819,808	93%	4395	\$193.06	635
2013	15	\$994,067	94%	4614	\$204.96	383
2012	7	\$878,429	93%	4142	\$215.54	361
AVG 2012-2024	13	\$1,235,762	94%	4595	\$263.87	318

The Waters Edge WATER ACCESS HOMES - SOLD HISTORY

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2025	3	\$829,000	98%	2761	\$318.22	35
2024	1	\$785,500	100%	2600	\$302.12	3
2023	3	\$641,333	98%	3363	\$214.33	47
2022	3	\$886,333	98%	4276	\$209.75	70
2021	7	\$539,343	97%	3223	\$175.93	73
2020	6	\$443,167	96%	3202	\$139.69	292
2019	4	\$399,750	95%	2693	\$149.69	539
2018	1	\$360,000	91%	2336	\$154.11	314
2017	0	N/A	N/A	N/A	N/A	N/A
2016	3	\$413,300	85%	3368	\$124.24	125
2015	2	\$396,000	91%	3512	\$119.08	458
2014	4	\$311,841	97%	1921	\$160.03	535
2013	2	\$400,000	85%	3165	\$127.63	1,234
2012	1	\$435,000	87%	2468	\$176.26	115
AVG 2012-2024	3	\$500,964	93%	3011	\$171.07	317

The Waters Edge PENDING HOMES as of OCTOBER 6, 2025

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	3	\$2,549,667	5460	\$453.41
Water Access	0	N/A	N/A	N/A

The Waters Edge ACTIVE HOMES as of OCTOBER 6, 2025

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	7	\$2,348,571	4926	\$475.26
Water Access	4	\$834,725	2855	\$299.56

The Waters Edge LOTS - SOLD HISTORY

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
2025	5	\$251,900	93%	555
2024	10	\$185,930	89%	139
2023	22	\$79,023	81%	391
2022	11	\$232,400	92%	650
2021	25	\$92,300	90%	2,122
2020	30	\$137,913	81%	1,499
2019	9	\$65,000	92%	3,385
2018	12	\$55,458	99%	4,475
2017	8	\$255,250	85%	627
2016	6	\$108,833	68%	994
2015	5	\$158,000	82%	1,529
2014	6	\$273,983	78%	1,113
2013	5	\$80,250	82%	570
2012	1	\$55,000	153%	1,691
AVG 2012-2024	12	\$136,872	90%	1476

The Waters Edge PENDING LOTS as of OCTOBER 6, 2025

Property Type	# PENDING	AVG LIST PRICE
Waterfront	0	N/A
Water Access	0	N/A

The Waters Edge ACTIVE LOTS as of OCTOBER 6, 2025

Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	4	\$440,950
Water Access	12	\$115,258



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