

COMPASS COVE - OCTOBER 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	4	\$1,680,500	98%	4140	\$408.37	18
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 NOVEMBER 3, 2025				
Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	0	N/A	N/A	N/A

COMPASS COVE ACTIVE HOMES as of NOVEMBER 3, 2025				
Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	2	\$1,998,000	4468	\$466.89

COMPASS COVE LOTS - SOLD HISTORY				
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
2025	3	\$508,167	93%	38
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 NOVEMBER 3, 2025		
Property Type	# PENDING	AVG LIST PRICE
Waterfront	0	N/A

COMPASS COVE ACTIVE LOTS as of NOVEMBER 3, 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).

 **Deb Beran**
PROPERTIES
DEBBERANPROPERTIES.COM
Smith Mountain Lake, Virginia