

| Park Place - Single Family Homes & Lots Market Analysis as of OCTOBER 2025      |        |                 |                |          |             |         |
|---------------------------------------------------------------------------------|--------|-----------------|----------------|----------|-------------|---------|
| Deb Beran Properties Monthly Market Analysis                                    |        |                 |                |          |             |         |
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| Park Place <b>WATERFRONT HOMES - SOLD HISTORY</b>                               |        |                 |                |          |             |         |
| YEAR                                                                            | # SOLD | AVG SALES PRICE | SOLD/LISTING % | AVG SQFT | AVG SQFT \$ | AVG DOM |
| 2025                                                                            | 3      | \$1,540,000     | 99%            | 3763     | \$406.50    | 18      |
| 2024                                                                            | 5      | \$1,944,000     | 96%            | 4816     | \$415.87    | 56      |
| 2023                                                                            | 6      | \$1,965,833     | 96%            | 5184     | \$375.01    | 36      |
| 2022                                                                            | 3      | \$1,366,833     | 91%            | 4618     | \$298.51    | 67      |
| 2021                                                                            | 4      | \$1,200,975     | 100%           | 4158     | \$289.82    | 140     |
| 2020                                                                            | 10     | \$1,092,990     | 95%            | 4517     | \$239.84    | 156     |
| 2019                                                                            | 4      | \$841,000       | 96%            | 3832     | \$220.55    | 280     |
| 2018                                                                            | 1      | \$1,275,000     | 93%            | 5951     | \$214.25    | 645     |
| 2017                                                                            | 4      | \$866,275       | 94%            | 4844     | \$181.45    | 367     |
| 2016                                                                            | 3      | \$796,633       | 94%            | 3751     | \$214.07    | 208     |
| 2015                                                                            | 4      | \$1,172,500     | 88%            | 5383     | \$215.28    | 260     |
| 2014                                                                            | 5      | \$839,000       | 94%            | 4193     | \$200.16    | 221     |
| 2013                                                                            | 2      | \$661,000       | 94%            | 3464     | \$189.96    | 479     |
| 2012                                                                            | 2      | \$850,000       | 94%            | 3864     | \$223.12    | 287     |
| 2011                                                                            | 2      | \$560,000       | 96%            | 4337     | \$132.76    | 205     |
| AVG 2011-2024                                                                   | 4      | \$1,102,289     | 94%            | 4494     | \$243.62    | 243     |

| Park Place <b>PENDING HOMES</b> as of NOVEMBER 3, 2025 |           |                |          |             |
|--------------------------------------------------------|-----------|----------------|----------|-------------|
| Property Type                                          | # PENDING | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
| Waterfront                                             | 0         | N/A            | N/A      | N/A         |
| Off Water                                              | 0         | N/A            | N/A      | N/A         |

| Park Place <b>ACTIVE HOMES</b> as of NOVEMBER 3, 2025 |          |                |          |             |
|-------------------------------------------------------|----------|----------------|----------|-------------|
| Property Type                                         | # ACTIVE | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
| Waterfront                                            | 1        | \$1,950,000    | 4562     | \$427.44    |
| Off Water                                             | 0        | N/A            | N/A      | N/A         |

| Park Place <b>WATERFRONT LOTS - SOLD HISTORY</b> |        |                 |                |         |
|--------------------------------------------------|--------|-----------------|----------------|---------|
| YEAR                                             | # SOLD | AVG SALES PRICE | SOLD/LISTING % | AVG DOM |
| 2025                                             | 0      | N/A             | N/A            | N/A     |
| 2024                                             | 0      | N/A             | N/A            | N/A     |
| 2023                                             | 1      | \$500,000       | 95%            | 23      |
| 2022                                             | 3      | \$201,667       | 89%            | 437     |
| 2021                                             | 4      | \$404,375       | 94%            | 660     |
| 2020                                             | 1      | \$295,000       | 89%            | 1,176   |
| 2019                                             | 2      | \$248,500       | 94%            | 1,239   |
| 2018                                             | 1      | \$375,000       | 95%            | 432     |
| 2017                                             | 1      | \$307,500       | 90%            | 737     |
| 2016                                             | 1      | \$276,000       | 92%            | 18      |
| 2015                                             | 1      | \$525,000       | 96%            | 127     |
| 2014                                             | 0      | N/A             | N/A            | N/A     |
| 2013                                             | 4      | \$413,125       | 90%            | 1,294   |
| 2012                                             | 0      | N/A             | N/A            | N/A     |
| 2011                                             | 0      | N/A             | N/A            | N/A     |
| AVG 2011-2024                                    | 1      | \$354,617       | 92%            | 614     |

| Park Place <b>PENDING LOTS</b> as of NOVEMBER 3, 2025 |           |                |
|-------------------------------------------------------|-----------|----------------|
| Property Type                                         | # PENDING | AVG LIST PRICE |
| Waterfront                                            | 1         | \$425,000      |
| Off Water                                             | 0         | N/A            |

| Park Place <b>ACTIVE LOTS</b> as of NOVEMBER 3, 2025 |          |                |
|------------------------------------------------------|----------|----------------|
| Property Type                                        | # ACTIVE | AVG LIST PRICE |
| Waterfront                                           | 0        | N/A            |
| Off Water                                            | 0        | N/A            |



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