

# Vista Pointe Condominiums - OCTOBER 2025

## Deb Beran Properties Monthly Market Analysis

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### Vista Pointe **SOLD** HISTORY - ALL PROPERTIES

| YEAR          | # SOLD | AVG SALES PRICE | SOLD/LISTING % | AVG SQFT | AVG SQFT \$ | AVG DOM |
|---------------|--------|-----------------|----------------|----------|-------------|---------|
| 2025          | 3      | \$536,967       | 100%           | 1145     | \$468.35    | 30      |
| 2024          | 2      | \$452,250       | 97%            | 1007     | \$449.11    | 7       |
| 2023          | 3      | \$419,833       | 97%            | 1007     | \$416.91    | 62      |
| 2022          | 2      | \$445,000       | 105%           | 1007     | \$441.91    | 29      |
| 2021          | 2      | \$350,975       | 104%           | 1007     | \$357.00    | 3       |
| 2020          | 9      | \$354,611       | 100%           | 1157     | \$302.00    | 55      |
| 2019          | 10     | \$285,650       | 94%            | 1120     | \$225.00    | 394     |
| 2018          | 4      | \$320,750       | 96%            | 1181     | \$269.00    | 174     |
| 2017          | 4      | \$340,250       | 98%            | 1173     | \$288.00    | 71      |
| 2016          | 0      | N/A             | N/A            | N/A      | N/A         | N/A     |
| 2015          | 5      | \$285,900       | 94%            | 1099     | \$261.00    | 496     |
| 2014          | 1      | \$210,000       | 88%            | 954      | \$220.00    | 408     |
| 2013          | 3      | \$378,333       | 95%            | 1198     | \$308.00    | 186     |
| 2012          | 1      | \$230,000       | 92%            | 1007     | \$228.00    | 204     |
| 2011          | 2      | \$250,000       | 93%            | 1004     | \$249.00    | 160     |
| 2010          | 3      | \$299,000       | 93%            | 993      | \$301.00    | 264     |
| 2009          | 1      | \$321,150       | 96%            | 1007     | \$319.00    | 431     |
| 2008          | 2      | \$321,225       | 91%            | 984      | \$326.00    | 222     |
| 2007          | 2      | \$353,500       | 92%            | 1007     | \$350.00    | 352     |
| 2006          | 1      | \$365,000       | 96%            | 1007     | \$362.00    | 203     |
| 2005          | 13     | \$308,685       | 98%            | 1014     | \$304.00    | 197     |
| 2004          | 1      | \$235,000       | 98%            | 1007     | \$233.00    | 514     |
| 2003          | 4      | \$224,000       | 97%            | 996      | \$225.00    | 64      |
| 2002          | 3      | \$216,667       | 97%            | 1236     | \$178.00    | 64      |
| 2001          | 2      | \$143,750       | 98%            | 980      | \$147.00    | 3       |
| AVG 2001-2024 | 3      | \$309,197       | 96%            | 1050     | \$293.91    | 198.39  |

### Vista Pointe **SOLD** HISTORY DETAIL

| Property Type | # SOLD | AVG SALES PRICE | SOLD/LISTING % | AVG SQFT | AVG SQFT \$ | AVG DOM |
|---------------|--------|-----------------|----------------|----------|-------------|---------|
| 2 Bedroom     | 2      | \$457,000       | 100%           | 980      | \$465.96    | 45      |
| 3 Bedroom     | 1      | \$696,900       | 100%           | 1473     | \$473.12    | 2       |

### Vista Pointe **PENDING** PROPERTIES as of NOVEMBER 3, 2025

| Property Type | # ACTIVE | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|---------------|----------|----------------|----------|-------------|
| 2 Bedroom     | 0        | N/A            | N/A      | N/A         |
| 3 Bedroom     | 0        | N/A            | N/A      | N/A         |

### Vista Pointe **ACTIVE** PROPERTIES ON THE MARKET as of NOVEMBER 3, 2025

| Property Type | # ACTIVE | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|---------------|----------|----------------|----------|-------------|
| 2 Bedroom     | 1        | \$399,500      | 984      | \$406.00    |
| 3 Bedroom     | 0        | N/A            | N/A      | N/A         |

### 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 | 12     | \$263,442       | 98%            | 571      | \$454.30    | 52      |
| 2 Bedroom          | 32     | \$452,047       | 98%            | 1197     | \$384.96    | 47      |
| 3 Bedroom          | 25     | \$758,664       | 98%            | 2004     | \$377.66    | 48      |
| 4 Bedroom          | 7      | \$1,020,429     | 97%            | 2774     | \$366.19    | 58      |
| 5+ Bedroom         | 3      | \$1,026,667     | 97%            | 3756     | \$272.69    | 52      |

### ALL SML **PENDING** WATERFRONT CONDO/TOWNHOMES as of NOVEMBER 3, 2025

| Property Type      | # PENDING | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|--------------------|-----------|----------------|----------|-------------|
| Studio & 1 Bedroom | 1         | \$119,900      | 270      | \$444.07    |
| 2 Bedroom          | 4         | \$426,000      | 11477    | \$369.66    |
| 3 Bedroom          | 2         | \$587,500      | 1722     | \$364.82    |
| 4 Bedroom          | 0         | N/A            | N/A      | N/A         |
| 5+ Bedroom         | 0         | N/A            | N/A      | N/A         |

### ALL SML **ACTIVE** WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of NOVEMBER 3, 2025

| Property Type      | # ACTIVE | AVG LIST PRICE | AVG SQFT | AVG SQFT \$ |
|--------------------|----------|----------------|----------|-------------|
| Studio & 1 Bedroom | 5        | \$321,430      | 645      | \$492.13    |
| 2 Bedroom          | 11       | \$442,882      | 1145     | \$391.61    |
| 3 Bedroom          | 5        | \$650,920      | 1595     | \$409.87    |
| 4 Bedroom          | 8        | \$1,335,375    | 3430     | \$374.28    |
| 5+ Bedroom         | 1        | \$1,150,000    | 3932     | \$292.47    |



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