

Single Family Waterfront Homes - Monthly Market Analysis - OCTOBER 2025

YEAR		# SOLD	AVG SALES PRICE	SOLD/LISTING PRICE	AVG FINISHED SQFT	AVG SQFT \$	AVG DOM
2025	OCT	21	\$1,696,738	96%	4212	402.83	86
2024	OCT	29	\$1,225,059	98%	3339	392.00	91
2025	YTD	189	\$1,299,804	97%	3346	395.77	62
2024		220	\$1,228,279	97%	3360	370.86	64
2023		152	\$1,159,227	98%	3356	353.30	44
2022		225	\$1,041,327	100%	3212	332.95	34
2021		316	\$952,439	100%	3357	291.65	53
2020		430	\$727,777	97%	3277	229.58	146
2019		285	\$610,124	95%	3165	198.27	215
2018		249	\$602,657	95%	3113	198.82	228
2017		271	\$600,195	95%	3154	199.23	212
2016		235	\$467,316	94%	2827	166.82	289
2015		225	\$554,639	93%	3003	189.62	617
2014		195	\$574,992	94%	3101	192.49	319
2013		183	\$589,826	94%	3190	203.45	290
2012		167	\$546,270	93%	3037	189.51	300
2011		149	\$554,069	92%	2954	192.22	278
2010		151	\$593,031	93%	3014	205.33	247
2009		132	\$612,393	92%	2868	223.68	185
2008		118	\$666,106	92%	2950	233.15	160
2007		174	\$693,896	94%	2837	254.68	147
2006		158	\$736,526	95%	3002	246.71	124
2005		311	\$632,539	97%	2782	236.77	91
AVG 2005-2024			\$707,181	95%	3078	235.45	202
66 ACTIVE and 24 PENDING WATERFRONT SINGLE RESIDENT HOMES as of NOVEMBER 3, 2025							

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QUARTERS DIVIDED UP IN DIFFERENT PRICE POINTS

SOLD QTRS	#
2025 1ST QTR	41
2025 2ND QTR	61
2025 3RD QTR	66
2025 4TH QTR to date	21
TOTAL 2025	189

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

\$0-\$600K (est. 2024) Homes Listed - 6 ACTIVE

2025 - AVG SOLD PRICE - \$429,438 @ 104 DOM 1,534 SQFT

SOLD QTRS	#
2025 1ST QTR	1
2025 2ND QTR	4
2025 3RD QTR	3
2025 4TH QTR to date	0
TOTAL 2025	8
PENDING	3
2024 1ST QTR	4
2024 2ND QTR	6
2024 3RD QTR	7
2024 4TH QTR	2
TOTAL 2024	19

\$601-\$800K Homes Listed - 9 ACTIVE

2025 - AVG SOLD PRICE - \$707,741 @ 47 DOM 2,081 SQFT

SOLD QTRS	#
2025 1ST QTR	7
2025 2ND QTR	9
2025 3RD QTR	11
2025 4TH QTR to date	2
TOTAL 2025	29
PENDING	0
2024 1ST QTR	4
2024 2ND QTR	7
2024 3RD QTR	10
2024 4TH QTR	8
TOTAL 2024	29

\$801K-\$1,000,000 Homes Listed - 14 ACTIVE

2025 - AVG SOLD PRICE - \$914,397 @ 45 DOM 2,764 SQFT

SOLD QTRS	#
2025 1ST QTR	9
2025 2ND QTR	19
2025 3RD QTR	17
2025 4TH QTR to date	3
TOTAL 2025	48
PENDING	9
2024 1ST QTR	10
2024 2ND QTR	15
2024 3RD QTR	16
2024 4TH QTR	12
TOTAL 2024	53

\$1,000,001 to \$2,000,000 Homes Listed - 24 ACTIVE

2025 - AVG SOLD PRICE - \$1,506,953 @ 65 DOM 3,785 SQFT

SOLD QTRS	#
2025 1ST QTR	23
2025 2ND QTR	26
2025 3RD QTR	27
2025 4TH QTR to date	9
TOTAL 2025	85
PENDING	9
2024 1ST QTR	15
2024 2ND QTR	26
2024 3RD QTR	29
2024 4TH QTR	29
TOTAL 2024	99

\$2,000,001 PLUS Homes Listed - 13 ACTIVE

2025 - AVG SOLD PRICE - \$2,616,893 @ 103 DOM 5,544 SQFT

SOLD QTRS	#
2025 1ST QTR	1
2025 2ND QTR	3
2025 3RD QTR	8
2025 4TH QTR to date	7
TOTAL 2025	19
PENDING	3
2024 1ST QTR	4
2024 2ND QTR	5
2024 3RD QTR	3
2024 4TH QTR	8
TOTAL 2024	20

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

Interest rates as of 11/03/2025
conventional, conforming loans:

5.55% / 15 Year Fixed
6.19% / 30 Year Fixed
5.10% / 5/1 month ARM
6.35% / Jumbo 30 Year
From: Bankrate.com



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