

Waverly Subdivision - Single Family Homes & Lots Market Analysis as of OCTOBER 2025

Deb Beran Properties Monthly Market Analysis

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

WAVERLY WATERFRONT HOMES - SOLD HISTORY

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2025	2	2,675,000	100%	6498	410.08	82
2024	1	1,450,000	100%	3067	472.77	1
2023	2	1,835,000	100%	4669	380.53	22
2022	7	1,608,571	98%	4579	368.47	27
2021	7	1,165,700	99%	4514	258.37	80
2020	6	\$948,583	93%	4768	\$198.50	346
2019	3	\$1,458,333	95%	6429	\$226.42	14
2018	3	\$980,667	92%	4598	\$213.48	396
2017	3	\$1,560,833	96%	5035	\$277.46	247
2016	2	\$1,157,500	91%	4732	\$234.45	291
2015	1	\$719,900	100%	4105	\$175.37	243
2014	2	\$1,699,500	100%	6084	\$280.28	4
2013	6	\$859,167	92%	4713	\$187.09	189
2012	3	\$946,667	90%	4805	\$199.06	512
AVG 2012-2024	4	\$1,260,802	96%	4777	\$267.10	182

WAVERLY WATER ACCESS HOMES - SOLD HISTORY

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2025	0	N/A	N/A	N/A	N/A	N/A
2024	0	N/A	N/A	N/A	N/A	N/A
2023	1	\$740,000	99%	4554	\$162.49	117
2022	2	\$679,055	98%	4258	\$173.56	143
2021	0	N/A	N/A	N/A	N/A	N/A
2020	1	\$549,000	100%	4563	\$120.32	56
2019	1	\$360,000	92%	3286	\$109.56	100
2018	0	N/A	N/A	N/A	N/A	N/A
2017	0	N/A	N/A	N/A	N/A	N/A
2016	2	\$298,050	104%	3075	\$96.56	144
2015	0	N/A	N/A	N/A	N/A	N/A
2014	1	\$450,000	99%	4035	\$111.52	1
2013	1	\$542,000	96%	5662	\$95.73	91
2012	0	N/A	N/A	N/A	N/A	N/A
AVG 2012-2024	1	\$516,872	98%	4205	\$124.25	93

WAVERLY 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
Water Access	0	N/A	N/A	N/A

WAVERLY ACTIVE HOMES as of NOVEMBER 3, 2025

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	1	\$2,950,000	7320	\$403.01
Water Access	0	N/A	N/A	N/A

WAVERLY LOTS - SOLD HISTORY

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	\$30,000	60%	36
2022	2	\$122,000	85%	653
2021	1	\$29,950	75%	135
2020	4	\$451,938	85%	512
2019	1	\$150,000	100%	2
2018	1	\$45,000	75%	685
2017	1	\$250,000	50%	17
2016	0	N/A	N/A	N/A
2015	1	\$156,500	78%	741
2014	1	\$160,000	80%	1,216
2013	0	N/A	N/A	N/A
2012	1	\$600,000	86%	232
AVG 2012-2024	1	\$199,539	77%	423

WAVERLY PENDING LOTS as of NOVEMBER 3, 2025

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

WAVERLY ACTIVE LOTS as of NOVEMBER 3, 2025

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



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