

Westlake Pointe Townhomes - OCTOBER 2025

Deb Beran Properties Monthly Market Analysis

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

WESTLAKE POINTE **SOLD** HISTORY - ALL PROPERTIES

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2025	3	\$592,650	100%	1735	\$354.63	3
2024	2	\$457,500	97%	1920	\$238.28	108
2023	2	\$457,000	98%	1769	\$258.87	6
2022	3	\$427,500	98%	1920	\$222.66	20
2021	6	\$390,167	105%	1813	\$216.88	2
2020	3	\$291,333	99%	1920	\$151.74	68
2019	4	\$271,725	96%	1760	\$157.79	60
2018	4	\$261,250	95%	1920	\$136.07	294
2017	3	\$269,167	96%	1873	\$144.32	195
2016	4	\$271,250	96%	1920	\$141.28	156
2015	7	\$265,143	95%	1924	\$137.82	256
2014	2	\$253,225	97%	1930	\$131.19	60
2013	2	\$247,500	92%	1860	\$133.42	604
2012	1	\$204,500	93%	1880	\$108.78	969
2011	1	\$335,000	96%	1940	\$172.68	47
2010	2	\$291,250	88%	1880	\$155.31	91
2009	0	N/A	N/A	N/A	N/A	N/A
2008	1	\$336,000	96%	1895	\$177.31	597
2007	2	\$402,500	100%	1900	\$211.84	261
2006	1	\$405,000	100%	1895	\$213.72	1
2005	7	\$356,857	98%	1914	\$186.41	49
2004	4	\$254,000	97%	1912	\$132.82	118
2003	4	\$244,400	99%	1734	\$145.99	274
2002	16	\$215,042	101%	1537	\$145.07	538
2001	17	\$201,890	102%	1383	\$150.15	152
AVG 2001-2024	4	\$309,096	97%	1843	\$168.28	214.17

WESTLAKE POINTE **PENDING** PROPERTIES as of NOVEMBER 3, 2025

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

WESTLAKE POINTE **ACTIVE** PROPERTIES ON THE MARKET as of NOVEMBER 3, 2025

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

* All townhomes have 2 bedroom septic permits.

Those sold as 3 bedroom townhomes have decorated the lower level family room as a bedroom.

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).

