

THE BOARDWALK - SINGLE FAMILY HOMES & LOTS MARKET ANALYSIS as of DECEMBER 2025

Deb Beran Properties Monthly Market Analysis

Office: 540-721-1488 Cell: 540-529-4229 Email: [Deb@DebBeranProperties.com](mailto:Deb@DebBeranProperties.com)

The Boardwalk WATERFRONT HOMES - SOLD HISTORY

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2025	5	\$1,520,000	94%	3621	\$428.45	39
2024	2	\$1,350,000	97%	3360	\$397.49	12
2023	2	\$1,400,000	96%	3706	\$377.88	13
2022	3	\$1,750,000	98%	3786	\$445.93	101
2021	1	\$1,095,000	100%	4376	\$250.23	8
2020	10	\$984,500	97%	4266	\$227.40	176
2019	7	\$919,357	96%	4163	\$223.67	58
2018	4	\$892,500	94%	3813	\$224.80	240
2017	8	\$763,000	95%	3461	\$219.44	314
2016	0	N/A	N/A	N/A	N/A	N/A
2015	3	\$1,046,667	95%	4835	\$215.62	156
2014	3	\$780,333	91%	3603	\$221.53	291
2013	2	\$746,200	93%	3421	\$217.09	286
AVG 2013-2024	4	\$1,066,142	96%	3890	\$274.64	150

The Boardwalk 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	1	\$750,000	97%	3212	\$233.50	161
2023	1	\$800,000	97%	3348	\$238.95	3
2022	1	\$735,422	105%	3032	\$242.55	6
2021	0	N/A	N/A	N/A	N/A	N/A
2020	1	\$563,990	97%	1867	\$302.08	28
2019	4	\$502,500	98%	3983	\$152.39	199
2018	2	\$610,750	99%	3991	\$156.77	300
2017	0	N/A	N/A	N/A	N/A	N/A
2016	0	N/A	N/A	N/A	N/A	N/A
2015	0	N/A	N/A	N/A	N/A	N/A
2014	0	N/A	N/A	N/A	N/A	N/A
2013	1	\$575,000	92%	3324	\$172.98	346
AVG 2013-2024	1	\$648,237	98%	3251	\$214.17	149

The Boardwalk PENDING HOMES as of JANUARY 5, 2026

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront Homes	0	N/A	N/A	N/A
Water Access Homes	0	N/A	N/A	N/A
The Cottages	0	N/A	N/A	N/A

The Boardwalk ACTIVE HOMES as of JANUARY 5, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront Homes	0	N/A	N/A	N/A
Water Access Homes	0	N/A	N/A	N/A
The Cottages	0	N/A	N/A	N/A

The Boardwalk LOTS - SOLD HISTORY

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
2025	1	\$149,900	100%	12
2024	0	N/A	N/A	N/A
2023	1	\$340,000	94%	139
2022	1	\$115,000	92%	180
2021	2	\$352,500	88%	1,057
2020	3	\$183,150	80%	168
2019	0	N/A	N/A	N/A
2018	7	\$130,929	92%	582
2017	1	\$500,000	95%	4
2016	2	\$258,500	91%	90
2015	1	\$450,000	85%	1,118
2014	0	N/A	N/A	N/A
2013	0	N/A	N/A	N/A
AVG 2013-2024	2	\$291,260	90%	417

The Boardwalk PENDING LOTS as of JANUARY 5, 2026

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).

Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	1	\$399,000
Water Access	0	N/A