

Westlake Pointe Townhomes - DECEMBER 2025						
Deb Beran Properties Monthly Market Analysis						
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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 JANUARY 5, 2026				
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 JANUARY 5, 2026				
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	36	\$447,097	98%	1195	\$381.46	52
3 Bedroom	27	\$745,615	98%	1983	\$376.54	51
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 JANUARY 5, 2026				
Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	0	N/A	N/A	N/A
2 Bedroom	3	\$444,933	1308	\$339.58
3 Bedroom	2	\$597,450	1616	\$367.35
4 Bedroom	1	\$999,000	3076	\$324.77
5+ Bedroom	0	N/A	N/A	N/A

ALL SML ACTIVE WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of JANUARY 5, 2026				
Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	6	\$284,608	582	\$479.10
2 Bedroom	8	\$442,112	1183	\$377.80
3 Bedroom	6	\$706,632	1756	\$407.79
4 Bedroom	8	\$1,193,500	3154	\$360.31
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).