

SML Condo & Townhome Market Analysis - Franklin County - MARCH 2026

Deb Beran Properties Monthly Market Analysis

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BERNARD'S LANDING SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	0	N/A	N/A	N/A	N/A	N/A
Patio Home	0	N/A	N/A	N/A	N/A	N/A
Townhome	0	N/A	N/A	N/A	N/A	N/A

As of 4/6/2026 there are 5 Pending sales and 5 Active properties on the market

Amenities: 3 pools (1 indoor with spa), beach, basketball, tennis, pickleball courts, marina (boat rentals, slip leases), restaurant

THE WATERFRONT SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Gangplank Rd. Condo	0	N/A	N/A	N/A	N/A	N/A
S Pointe Shore Condo	1	\$539,900	100%	1331	\$405.63	44
Fairway Bay Condo	0	N/A	N/A	N/A	N/A	N/A
Anchor Dr. Townhome	0	N/A	N/A	N/A	N/A	N/A
Gangplank Townhome	1	\$985,000	99%	3076	\$320.22	30
Waterside Dr. Townhome	0	N/A	N/A	N/A	N/A	N/A
Windlass Pt. Townhome	0	N/A	N/A	N/A	N/A	N/A
Windlass Rd. Townhome	0	N/A	N/A	N/A	N/A	N/A
Shore Drive Townhome	0	N/A	N/A	N/A	N/A	N/A
Golf Villa	0	N/A	N/A	N/A	N/A	N/A

As of 4/6/2026 there are 4 Pending sales and 4 Active properties on the market

Amenities: The Waterfront Country Club offers Golf and Social Memberships, outdoor pool, fitness center, tennis/pickleball, boat ramps

STRIPERS LANDING SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	2	\$185,000	96%	532	\$348.23	90

As of 4/6/2026 there is 2 Pending sale and 2 Active properties on the market

Amenities: Outdoor pool, tennis court, picnic pavilion with grills, community boat ramp, laundry facility

BRIDGEWATER POINTE SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	1	\$670,000	96%	1720	\$389.53	101

As of 4/6/2026 there are 1 Pending sales and 5 Active properties on the market

Amenities: Outdoor pool, tennis court, leased boat slips

THE WATERS EDGE SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condos / Patio Homes	0	N/A	N/A	N/A	N/A	N/A
Grande Villas	0	N/A	N/A	N/A	N/A	N/A
Island Green Townhomes	1	\$759,000	95%	3422	\$221.80	2

As of 4/6/2026 there are 0 Pending sales and 5 Active properties on the market

Amenities: The Waters Edge Country Club offers Golf and Social Memberships, outdoor pool, community boat ramp

SHORELINE MARINA SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	1	\$249,000	96%	644	\$386.65	116
Townhome	0	N/A	N/A	N/A	N/A	N/A

As of 4/6/2026 there are 0 Pending sales and 1 Active properties on the market

Amenities: Outdoor saltwater pool, tennis court, marina (slips for lease)

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	3	\$186,300	98%	477	\$399.17	102
2 Bedroom	4	\$441,975	98%	1224	\$366.75	61
3 Bedroom	2	\$577,500	97%	1616	\$355.15	93
4 Bedroom	1	\$985,000	99%	3076	\$320.22	30
5+ Bedroom	0	N/A	N/A	N/A	N/A	N/A

ALL SML PENDING WATERFRONT CONDO/TOWNHOMES as of April 6th, 2026

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	1	\$169,900	392	\$433.42
2 Bedroom	6	\$543,700	1347	\$403.82
3 Bedroom	5	\$733,720	1942	\$379.42
4 Bedroom	1	\$815,000	2854	\$285.56
5+ Bedroom	1	\$1,150,000	4118	\$279.26



ALL SML ACTIVE WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of April 6th, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	5	\$300,470	576	\$512.02
2 Bedroom	12	\$455,971	1166	\$395.54
3 Bedroom	5	\$619,560	1598	\$390.88
4 Bedroom	8	\$1,128,362	2927	\$372.10
5+ Bedroom	3	\$1,409,967	4014	\$339.11

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