

The Waters Edge - Single Family Homes & Lots Market Analysis as of MARCH 2026

Deb Beran Properties Monthly Market Analysis

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The Waters Edge **WATERFRONT HOMES - SOLD HISTORY**

	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2026	0	N/A	N/A	N/A	N/A	N/A
2025	17	\$1,845,412	95%	4413	\$409.82	61
2024	9	\$2,079,944	97%	4544	\$450.79	14
2023	9	\$2,101,222	98%	4874	\$434.92	113
2022	10	\$1,483,500	101%	4070	\$365.43	12
2021	22	\$1,891,818	98%	5472	\$329.58	173
2020	32	\$924,594	94%	4151	\$218.91	250
2019	14	\$859,029	93%	4508	\$194.10	309
2018	14	\$940,064	91%	4562	\$204.44	414
2017	12	\$1,078,542	92%	5020	\$209.59	566
2016	9	\$758,222	92%	4204	\$185.30	462
2015	6	\$1,255,667	85%	5183	\$223.70	444
2014	13	\$819,808	93%	4395	\$193.06	635
2013	15	\$994,067	94%	4614	\$204.96	383
AVG 2013-2025	14	\$1,310,145	94%	4616	\$278.82	295

The Waters Edge **WATER ACCESS HOMES - SOLD HISTORY**

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2026	1	\$759,000	95%	3422	\$221.80	2
2025	4	\$783,000	97%	2972	\$283.44	49
2024	1	\$785,500	100%	2600	\$302.12	3
2023	3	\$641,333	98%	3363	\$214.33	47
2022	3	\$886,333	98%	4276	\$209.75	70
2021	7	\$539,343	97%	3223	\$175.93	73
2020	6	\$443,167	96%	3202	\$139.69	292
2019	4	\$399,750	95%	2693	\$149.69	539
2018	1	\$360,000	91%	2336	\$154.11	314
2017	0	N/A	N/A	N/A	N/A	N/A
2016	3	\$413,300	85%	3368	\$124.24	125
2015	2	\$396,000	91%	3512	\$119.08	458
2014	4	\$311,841	97%	1921	\$160.03	535
2013	2	\$400,000	85%	3165	\$127.63	1,234
AVG 2013-2025	3	\$529,964	94%	3053	\$180.00	312

The Waters Edge **PENDING HOMES** as of April 6th, 2026

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	1	\$1,150,000	2882	\$399.03
Water Access	2	\$742,500	2404	\$308.96

The Waters Edge **ACTIVE HOMES** as of April 6th, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	8	\$2,050,250	4195	\$468.58
Water Access	5	\$736,600	2523	\$304.02

The Waters Edge **LOTS - SOLD HISTORY**

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
2026	1	\$650,000	103%	3
2025	6	\$218,250	91%	541
2024	10	\$185,930	89%	139
2023	22	\$79,023	81%	391
2022	11	\$232,400	92%	650
2021	25	\$92,300	90%	2,122
2020	30	\$137,913	81%	1,499
2019	9	\$65,000	92%	3,385
2018	12	\$55,458	99%	4,475
2017	8	\$255,250	85%	627
2016	6	\$108,833	68%	994
2015	5	\$158,000	82%	1,529
2014	6	\$273,983	78%	1,113
2013	5	\$80,250	82%	570
AVG 2013-2025	12	\$149,430	85%	1387

The Waters Edge **PENDING LOTS** as of April 6th, 2026

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

The Waters Edge **ACTIVE LOTS** as of April 6th, 2026

Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	2	\$599,450
Water Access	14	\$106,614



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