

SML Condo & Townhome Market Analysis - Franklin County - APRIL 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	3	\$538,333	99%	1266	\$426.87	175
Patio Home	0	N/A	N/A	N/A	N/A	N/A
Townhome	1	\$950,000	97%	2750	\$362.04	43

As of 5/4/2026 there are 1 Pending sales and 7 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	2	\$543,950	100%	1339	\$406.83	22
Fairway Bay Condo	1	\$202,000	97%	786	\$257.00	9
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	1	\$693,000	100%	1922	\$360.56	43
Windlass Pt. Townhome	0	N/A	N/A	N/A	N/A	N/A
Windlass Rd. Townhome	1	\$595,000	99%	1536	\$387.37	80
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 5/4/2026 there are 1 Pending sales and 3 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	3	\$173,333	94%	485	\$359.71	85

As of 5/4/2026 there is 1 Pending sale and 3 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	2	\$685,000	97%	1720	\$398.26	73

As of 5/4/2026 there are 0 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 5/4/2026 there are 0 Pending sales and 7 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 5/4/2026 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	4	\$177,225	95%	456	\$395.04	96
2 Bedroom	9	\$488,433	98%	1311	\$373.00	109
3 Bedroom	8	\$668,500	98%	1798	\$373.01	75
4 Bedroom	2	\$892,500	98%	2965	\$300.26	131
5+ Bedroom	0	N/A	N/A	N/A	N/A	N/A

ALL SML PENDING WATERFRONT CONDO/TOWNHOMES as of May 4th, 2026

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	0	N/A	N/A	N/A
2 Bedroom	4	\$542,088	1236	\$445.44
3 Bedroom	2	\$618,500	1890	\$327.93
4 Bedroom	0	N/A	N/A	N/A
5+ Bedroom	2	\$1,039,950	3732	\$279.63



ALL SML ACTIVE WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of May 4th, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	7	\$257,750	501	\$506.43
2 Bedroom	12	\$450,971	1160	\$393.48
3 Bedroom	8	\$640,950	1686	\$384.95
4 Bedroom	10	\$1,148,560	2900	\$391.53
5+ Bedroom	2	\$1,650,000	4348	\$369.67

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