

Deer Creek / Deer Creek Estates Subdivision - Single Family Homes Market Analysis as of APRIL 2026

Deb Beran Properties Monthly Market Analysis

Office: 540-721-1488 Cell: 540-529-4229 Email: Deb@DebBeranProperties.com

DEER CREEK / DEER CREEK ESTATES WATERFRONT HOMES - SOLD HISTORY

YEAR	# 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	2	\$960,000	98%	3294	\$291.27	117
2024	1	\$815,000	93%	2004	\$406.69	2
2023	2	\$812,000	99%	3288	\$244.51	52
2022	2	\$826,450	102%	2575	\$322.21	12
2021	4	\$383,738	98%	2016	\$192.89	41
2020	4	\$607,216	97%	3174	\$187.83	80
2019	1	\$305,000	98%	2304	\$132.38	94
2018	1	\$375,000	99%	1848	\$202.92	562
2017	3	\$290,333	97%	2837	\$107.26	126
2016	1	\$479,500	96%	3286	\$145.92	761
2015	1	\$645,000	99%	6876	\$93.80	92
2014	4	\$465,500	94%	2539	\$196.96	204
2013	3	\$337,917	87%	2109	\$175.75	252
2012	5	\$484,560	95%	2290	\$223.64	99
2011	2	\$374,500	98%	2662	\$141.01	226
<b>AVG 2011-2025</b>	<b>2</b>	<b>\$544,114</b>	<b>97%</b>	<b>2873</b>	<b>\$204.34</b>	<b>181</b>

DEER CREEK / DEER CREEK ESTATES NON-WATERFRONT HOMES - SOLD HISTORY

YEAR	# 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	2	\$353,750	98%	2034	\$176.14	53
2024	5	\$311,980	97%	1840	\$181.84	21
2023	6	\$287,083	101%	1578	\$179.83	15
2022	2	\$327,000	97%	1984	\$174.34	30
2021	2	\$268,000	101%	1908	\$155.89	3
2020	4	\$224,462	96%	1992	\$113.18	30
2019	4	\$187,800	98%	1726	\$108.12	52
2018	2	\$192,225	101%	1934	\$99.91	67
2017	3	\$256,667	98%	1940	\$137.54	15
2016	1	\$185,000	95%	1600	\$115.63	106
2015	2	\$161,000	98%	1825	\$88.62	233
2014	0	N/A	N/A	N/A	N/A	N/A
2013	0	N/A	N/A	N/A	N/A	N/A
2012	1	\$155,000	78%	1730	\$89.60	390
2011	2	\$157,500	94%	1338	\$118.51	47
<b>AVG 2011-2025</b>	<b>2</b>	<b>\$235,959</b>	<b>96%</b>	<b>1802</b>	<b>\$133.78</b>	<b>82</b>

DEER CREEK / DEER CREEK ESTATES PENDING HOMES as of May 4th, 2026

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	1	\$1,199,950	2119	\$566.28
Non-Waterfront	0	N/A	N/A	N/A

DEER CREEK / DEER CREEK ESTATES ACTIVE HOMES as of May 4th, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	2	\$937,000	2620	\$357.92
Non-Waterfront	6	\$462,983	1734	\$273.78

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

