

Village East Subdivision - Single Family Homes Market Analysis as of MAY 2026						
Deb Beran Properties Monthly Market Analysis						
Office: 540-721-1488 Cell: 540-529-4229 Email: Deb@DebBeranProperties.com						
Village East WATERFRONT HOMES - SOLD HISTORY						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2026	1	\$1,300,000	100%	2800	\$464.29	6
2025	1	\$1,310,000	94%	4089	320.37	13
2024	2	\$1,350,000	97%	3858	375.19	140
2023	5	\$965,780	98%	3163	\$316.04	22
2022	5	\$894,980	101%	2774	\$327.76	30
2021	3	\$970,333	101%	3493	\$281.62	4
2020	5	\$562,700	96%	2872	\$193.58	94
2019	2	\$581,500	95%	3217	\$177.18	67
2018	5	\$632,600	95%	4624	\$152.72	109
2017	2	\$425,000	96%	2742	\$157.21	209
2016	2	\$573,750	91%	3036	\$193.51	81
2015	2	\$500,000	94%	3084	\$167.50	247
2014	3	\$527,333	96%	4577	\$142.20	116
2013	0	N/A	N/A	N/A	N/A	N/A
2012	2	\$601,000	88%	2694	\$223.09	307
2011	0	N/A	N/A	N/A	N/A	N/A
2010	2	\$342,500	90%	2372	\$153.92	32
AVG 2010-2024	3	\$686,729	95%	3270	\$220.12	112

Village East WATER ACCESS HOMES - SOLD HISTORY						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2026	1	\$605,000	101%	2685	225.33	99
2025	5	\$434,600	97%	2384	\$195.79	28
2024	1	\$580,000	98%	3596	\$161.29	9
2023	3	\$443,300	103%	1733	\$257.68	116
2022	0	N/A	N/A	N/A	N/A	N/A
2021	1	\$292,000	97%	2016	\$144.84	4
2020	3	\$287,317	99%	2169	\$138.37	8
2019	4	\$265,750	97%	2322	\$117.09	33
2018	4	\$249,250	95%	1844	\$137.89	67
2017	2	\$272,000	98%	2223	\$121.63	79
2016	0	N/A	N/A	N/A	N/A	N/A
2015	4	\$182,850	96%	1774	\$112.51	459
2014	0	N/A	N/A	N/A	N/A	N/A
2013	3	\$178,000	95%	1619	\$110.04	259
2012	1	\$170,000	77%	2336	\$72.77	314
2011	2	\$140,450	95%	1624	\$88.65	231
2010	1	\$130,000	93%	1224	\$106.21	161
AVG 2010-2024	2	\$265,910	95%	2040	\$130.75	145

Village East PENDING HOMES as of June 8th, 2026				
Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	0	N/A	N/A	N/A
Water Access	1	\$639,000	3025	\$211.24

Village East ACTIVE HOMES as of June 8th, 2026				
Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	1	\$1,850,000	2813	\$657.66
Water Access	0	N/A	N/A	N/A



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