

**Single Family Waterfront Homes - Monthly Market Analysis - MAY 2026**



YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING PRICE	AVG FINISHED SQFT	AVG SQFT \$	AVG DOM
2026 MAY	24	\$1,354,979	94%	3482	380.05	59
2025 MAY	21	\$1,152,845	98%	3119	373.90	63
2026 YTD	63	\$1,232,848	96%	3301	374.17	68
2025	222	\$1,304,365	97%	3344	416.85 *	64
2024	220	\$1,228,279	97%	3360	370.86	64
2023	152	\$1,159,227	98%	3356	353.30	44
2022	225	\$1,041,327	100%	3212	332.95	34
2021	316	\$952,439	100%	3357	291.65	53
2020	430	\$727,777	97%	3277	229.58	146
2019	285	\$610,124	95%	3165	198.27	215
2018	249	\$602,657	95%	3113	198.82	228
2017	271	\$600,195	95%	3154	199.23	212
2016	235	\$467,316	94%	2827	166.82	289
2015	225	\$554,639	93%	3003	189.62	617
2014	195	\$574,992	94%	3101	192.49	319
2013	183	\$589,826	94%	3190	203.45	290
2012	167	\$546,270	93%	3037	189.51	300
2011	149	\$554,069	92%	2954	192.22	278
2010	151	\$593,031	93%	3014	205.33	247
2009	132	\$612,393	92%	2868	223.68	185
2008	118	\$666,106	92%	2950	233.15	160
<b>AVG 2008-2025</b>		<b>\$743,613</b>	<b>95%</b>	<b>3127</b>	<b>233.58</b>	<b>208</b>
<b>82 ACTIVE and 28 PENDING WATERFRONT SINGLE RESIDENT HOMES as of June 8th, 2026</b>						
* Avg sq. ft. price skewed by one property with 332 sq. ft. that sold for \$1,750,000. Adjusted Full Year is \$394.88						

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**QUARTERS DIVIDED UP IN DIFFERENT PRICE POINTS**

SOLD QTRS	#
2026 1ST QTR	29
2026 2ND QTR to date	34
2026 3RD QTR	
2026 4TH QTR	
<b>TOTAL 2026</b>	<b>63</b>

SOLD QTRS	#
2025 1ST QTR	41
2025 2ND QTR	61
2025 3RD QTR	66
2025 4TH QTR	54
<b>TOTAL 2025</b>	<b>222</b>

**\$0-\$600K (est. 2024) Homes Listed - 2 ACTIVE**

2026 - AVG SOLD PRICE - \$500,000 @ 251 DOM 2,700 SQFT

SOLD QTRS	#
2026 1ST QTR	0
2026 2ND QTR to date	1
2026 3RD QTR	
2026 4TH QTR	
<b>TOTAL 2026</b>	<b>1</b>
<b>PENDING</b>	<b>0</b>
2025 1ST QTR	1
2025 2ND QTR	4
2025 3RD QTR	3
2025 4TH QTR	5
<b>TOTAL 2025</b>	<b>13</b>

**\$601-\$800K Homes Listed - 10 ACTIVE**

2026 - AVG SOLD PRICE - \$710,722 @ 115 DOM 2,590 SQFT

SOLD QTRS	#
2026 1ST QTR	5
2026 2ND QTR to date	4
2026 3RD QTR	
2026 4TH QTR	
<b>TOTAL 2026</b>	<b>9</b>
<b>PENDING</b>	<b>4</b>
2025 1ST QTR	7
2025 2ND QTR	9
2025 3RD QTR	11
2025 4TH QTR	3
<b>TOTAL 2025</b>	<b>30</b>

**\$801K-\$1,000,000 Homes Listed - 11 ACTIVE**

2026 - AVG SOLD PRICE - \$910,445 @ 53 DOM 2,745 SQFT

SOLD QTRS	#
2026 1ST QTR	11
2026 2ND QTR to date	9
2026 3RD QTR	
2026 4TH QTR	
<b>TOTAL 2026</b>	<b>20</b>
<b>PENDING</b>	<b>4</b>
2025 1ST QTR	9
2025 2ND QTR	19
2025 3RD QTR	17
2025 4TH QTR	14
<b>TOTAL 2025</b>	<b>59</b>

**\$1,000,001 to \$2,000,000 Homes Listed - 43 ACTIVE**

2026 - AVG SOLD PRICE - \$1,394,086 @ 49 DOM 3,649 SQFT

SOLD QTRS	#
2026 1ST QTR	13
2026 2ND QTR to date	16
2026 3RD QTR	
2026 4TH QTR	
<b>TOTAL 2026</b>	<b>29</b>
<b>PENDING</b>	<b>16</b>
2025 1ST QTR	23
2025 2ND QTR	26
2025 3RD QTR	27
2025 4TH QTR	21
<b>TOTAL 2025</b>	<b>97</b>

**\$2,000,001 PLUS Homes Listed - 16 ACTIVE**

2026 - AVG SOLD PRICE - \$3,033,875 @ 127 DOM 5,310 SQFT

SOLD QTRS	#
2026 1ST QTR	0
2026 2ND QTR to date	4
2026 3RD QTR	
2026 4TH QTR	
<b>TOTAL 2026</b>	<b>4</b>
<b>PENDING</b>	<b>4</b>
2025 1ST QTR	1
2025 2ND QTR	3
2025 3RD QTR	8
2025 4TH QTR	11
<b>TOTAL 2025</b>	<b>23</b>

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

Interest rates as of 6/8/2026 conventional, conforming loans:

- 5.89% / 15 Year Fixed
  - 6.53% / 30 Year Fixed
  - 5.72% / 5/1 month ARM
  - 6.70% / Jumbo 30 Year
- From: Bankrate.com