

Vista Pointe Condominiums - AUGUST 2026

Deb Beran Properties Monthly Market Analysis

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

Vista Pointe **SOLD** HISTORY - ALL PROPERTIES

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2026	1	\$445,000	99%	963	\$462.10	6
2025	3	\$536,967	100%	1145	\$468.35	30
2024	2	\$452,250	97%	1007	\$449.11	7
2023	3	\$419,833	97%	1007	\$416.91	62
2022	2	\$445,000	105%	1007	\$441.91	29
2021	2	\$350,975	104%	1007	\$357.00	3
2020	9	\$354,611	100%	1157	\$302.00	55
2019	10	\$285,650	94%	1120	\$225.00	394
2018	4	\$320,750	96%	1181	\$269.00	174
2017	4	\$340,250	98%	1173	\$288.00	71
2016	0	N/A	N/A	N/A	N/A	N/A
2015	5	\$285,900	94%	1099	\$261.00	496
2014	1	\$210,000	88%	954	\$220.00	408
2013	3	\$378,333	95%	1198	\$308.00	186
2012	1	\$230,000	92%	1007	\$228.00	204
2011	2	\$250,000	93%	1004	\$249.00	160
2010	3	\$299,000	93%	993	\$301.00	264
2009	1	\$321,150	96%	1007	\$319.00	431
2008	2	\$321,225	91%	984	\$326.00	222
2007	2	\$353,500	92%	1007	\$350.00	352
2006	1	\$365,000	96%	1007	\$362.00	203
2005	13	\$308,685	98%	1014	\$304.00	197
2004	1	\$235,000	98%	1007	\$233.00	514
2003	4	\$224,000	97%	996	\$225.00	64
2002	3	\$216,667	97%	1236	\$178.00	64
2001	2	\$143,750	98%	980	\$147.00	3
AVG 2001-2025	3	\$318,687	96%	1054	\$301.18	191

Vista Pointe **SOLD** HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2 Bedroom	1	\$445,000	99%	963	\$462.10	6
3 Bedroom	0	N/A	N/A	N/A	N/A	N/A

Vista Pointe **PENDING** PROPERTIES as of Sept 7th, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
2 Bedroom	1	\$525,000	1007	\$521.35
3 Bedroom	0	N/A	N/A	N/A

Vista Pointe **ACTIVE** PROPERTIES ON THE MARKET as of Sept 7th, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
2 Bedroom	0	N/A	N/A	N/A
3 Bedroom	1	\$650,000	1359	\$478.29

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	8	\$169,481	97%	410	\$426.28	76
2 Bedroom	17	\$503,897	97%	1262	\$403.39	89
3 Bedroom	17	\$634,847	98%	1815	\$352.32	61
4 Bedroom	2	\$892,500	98%	2965	\$300.26	131
5+ Bedroom	3	\$1,386,667	96%	4076	\$329.69	123

ALL SML **PENDING** WATERFRONT CONDO/TOWNHOMES as of Sept 7th, 2026

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	2	\$358,250	714	\$503.96
2 Bedroom	3	\$490,667	1124	\$448.08
3 Bedroom	4	\$619,750	1682	\$369.97
4 Bedroom	2	\$734,450	2636	\$275.21
5+ Bedroom	0	N/A	N/A	N/A

ALL SML **ACTIVE** WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of Sept 7th, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	6	\$325,482	614	\$527.37
2 Bedroom	17	\$447,358	1074	\$415.72
3 Bedroom	12	\$686,529	1888	\$375.34
4 Bedroom	9	\$1,100,089	2987	\$356.35
5+ Bedroom	2	\$792,450	2958	\$277.69



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