

Single Family Waterfront Homes - Monthly Market Analysis - AUGUST 2026

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING PRICE	AVG FINISHED SQFT	AVG SQFT \$	AVG DOM
2026 AUGUST	21	\$1,292,111	96%	3411	390.21	70
2025 AUGUST	20	\$1,426,745	97%	3601	407.36	93
2026 YTD	124	\$1,292,462	96%	3344	391.05	62
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
AVG 2008-2025		\$743,613	95%	3127	233.58	208
105 ACTIVE and 22 PENDING WATERFRONT SINGLE RESIDENT HOMES as of Sept 7th, 2026						
* 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	57
2026 3RD QTR	38
2026 4TH QTR	
TOTAL 2026	124

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

\$0-\$600K (est. 2024) Homes Listed - 8 ACTIVE

2026 - AVG SOLD PRICE - \$512,450 @ 127 DOM 1,658 SQFT

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

\$601-\$800K Homes Listed - 15 ACTIVE

2026 - AVG SOLD PRICE - \$717,216 @ 84 DOM 2,590 SQFT

SOLD QTRS	#
2026 1ST QTR	5
2026 2ND QTR to date	6
2026 3RD QTR	5
2026 4TH QTR	
TOTAL 2026	16
PENDING	1
2025 1ST QTR	7
2025 2ND QTR	9
2025 3RD QTR	11
2025 4TH QTR	3
TOTAL 2025	30

\$801K-\$1,000,000 Homes Listed - 15 ACTIVE

2026 - AVG SOLD PRICE - \$897,159 @ 53 DOM 2,691 SQFT

SOLD QTRS	#
2026 1ST QTR	11
2026 2ND QTR to date	13
2026 3RD QTR	7
2026 4TH QTR	
TOTAL 2026	31
PENDING	0
2025 1ST QTR	9
2025 2ND QTR	19
2025 3RD QTR	17
2025 4TH QTR	14
TOTAL 2025	59

\$1,000,001 to \$2,000,000 Homes Listed - 48 ACTIVE

2026 - AVG SOLD PRICE - \$1,393,356 @ 46 DOM 3,527 SQFT

SOLD QTRS	#
2026 1ST QTR	13
2026 2ND QTR to date	30
2026 3RD QTR	23
2026 4TH QTR	
TOTAL 2026	66
PENDING	14
2025 1ST QTR	23
2025 2ND QTR	26
2025 3RD QTR	27
2025 4TH QTR	21
TOTAL 2025	97

\$2,000,001 PLUS Homes Listed - 21 ACTIVE

2026 - AVG SOLD PRICE - \$2,898,450 @ 139 DOM 5,570 SQFT

SOLD QTRS	#
2026 1ST QTR	0
2026 2ND QTR to date	7
2026 3RD QTR	3
2026 4TH QTR	
TOTAL 2026	10
PENDING	6
2025 1ST QTR	1
2025 2ND QTR	3
2025 3RD QTR	8
2025 4TH QTR	11
TOTAL 2025	23

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

Interest rates as of 9/7/2026
conventional, conforming loans:
6.31% / **15 Year Fixed**
6.91% / **30 Year Fixed**
6.66% / **5/1 month ARM**
6.85% / **Jumbo 30 Year**
From: Bankrate.com