

SML Waterfront Market Update Summary

Here is your market update for SML Waterfront single family homes, condos & townhomes, and lots. Information is based on Active & Pending properties as of September 7th, 2026 and Sold activity in January and August 2026.

Single Family Homes:

Active - 105 homes with an average list price of \$1,621,720 and 3,596 sq. feet
Pending - 22 homes with an average list price of \$1,623,436 and 3,622 sq. feet
Closed - 124 homes with an average sold price of \$1,292,462 and 3,344 sq. feet
On average, homes sold at 96% of list price, and after 62 days on market.

Condos & Townhomes:

Active - 46 properties with an average list price of \$636,566 and 1,696 sq. feet
Pending - 11 properties with an average list price of \$557,854 and 1,527 sq. feet
Closed - 47 properties with an average sold price of \$567,223 and 1,569 sq. feet
On average, properties sold at 97% of list price, and after 81 days on market.

Lots:

Active - 105 lots with an average list price of \$565,989
* <100K: 9 lots, 100 - 199K: 19 lots, 200 - 299K: 10 lots,
300 - 499K: 34 lots, 500K plus: 33 lots
Pending - 10 lots with an average list price of \$410,370
Closed - 41 lots with an average sold price of \$589,174
On average lots sold at 91% of list price and after 167 days on market.

Please call or email if you have questions or if you'd like a market analysis completed on your property. If you know of anyone buying or selling, please pass my name along, or send me their contact info. I will take great care of them!



Deborah F. Beran, Inc. Broker
Deb Beran Properties
6655 Scruggs Road, Moneta, Virginia 24121
Office: 540-721-1488 Cell: 540-529-4229
Email: Deb@DebBeranProperties.Com
WEBSITE: www.DebBeranProperties.Com



Information deemed reliable but do not guarantee the accuracy of the data. This data was gathered from RVAR, NAR and KCM.