

Westlake Pointe Townhomes - August 2026						
Deb Beran Properties Monthly Market Analysis						
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WESTLAKE POINTE SOLD HISTORY - ALL PROPERTIES						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2026	3	\$546,300	99%	1827	\$298.70	16
2025	3	\$592,650	100%	1735	\$354.63	3
2024	2	\$457,500	97%	1920	\$238.28	108
2023	2	\$457,000	98%	1769	\$258.87	6
2022	3	\$427,500	98%	1920	\$222.66	20
2021	6	\$390,167	105%	1813	\$216.88	2
2020	3	\$291,333	99%	1920	\$151.74	68
2019	4	\$271,725	96%	1760	\$157.79	60
2018	4	\$261,250	95%	1920	\$136.07	294
2017	3	\$269,167	96%	1873	\$144.32	195
2016	4	\$271,250	96%	1920	\$141.28	156
2015	7	\$265,143	95%	1924	\$137.82	256
2014	2	\$253,225	97%	1930	\$131.19	60
2013	2	\$247,500	92%	1860	\$133.42	604
2012	1	\$204,500	93%	1880	\$108.78	969
2011	1	\$335,000	96%	1940	\$172.68	47
2010	2	\$291,250	88%	1880	\$155.31	91
2009	0	N/A	N/A	N/A	N/A	N/A
2008	1	\$336,000	96%	1895	\$177.31	597
2007	2	\$402,500	100%	1900	\$211.84	261
2006	1	\$405,000	100%	1895	\$213.72	1
2005	7	\$356,857	98%	1914	\$186.41	49
2004	4	\$254,000	97%	1912	\$132.82	118
2003	4	\$244,400	99%	1734	\$145.99	274
2002	16	\$215,042	101%	1537	\$145.07	538
2001	17	\$201,890	102%	1383	\$150.15	152
AVG 2001-2025	4	\$320,910	97%	1839	\$176.04	205

WESTLAKE POINTE PENDING PROPERTIES as of Sept 7th, 2026				
Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
2 and 3 Bedroom *	0	N/A	N/A	N/A

WESTLAKE POINTE ACTIVE PROPERTIES ON THE MARKET as of Sept 7th, 2026				
Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
2 and 3 Bedroom *	1	\$568,500	1920	\$296.09

* All townhomes have 2 bedroom septic permits.
Those sold as 3 bedroom townhomes have decorated the lower level family room as a bedroom.

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

 **Deb Beran**
PROPERTIES
DEBBERANPROPERTIES.COM
Smith Mountain Lake, Virginia

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