

SML Condo & Townhome Market Analysis - Franklin County - September 2026

Deb Beran Properties Monthly Market Analysis

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BERNARD'S LANDING SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	6	\$497,500	95%	1132	\$439.81	117
Patio Home	0	N/A	N/A	N/A	N/A	N/A
Townhome	1	\$950,000	97%	2624	\$362.04	89

As of 10/5/2026 there are 1 Pending sales and 10 Active properties on the market

Amenities: 3 pools (1 indoor with spa), beach, basketball, tennis, pickleball courts, marina (boat rentals, slip leases), restaurant

THE WATERFRONT SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Gangplank Rd. Condo	1	\$685,000	101%	1453	\$471.44	31
S Pointe Shore Condo	3	\$545,967	99%	1350	\$404.54	33
Fairway Bay Condo	2	\$232,250	92%	923	\$252.32	30
Anchor Dr. Townhome	0	N/A	N/A	N/A	N/A	N/A
Gangplank Townhome	1	\$985,000	99%	3076	\$320.22	30
Waterside Dr. Townhome	1	\$693,000	100%	1922	\$360.56	43
Windlass Pt. Townhome	2	\$652,000	95%	1956	\$333.36	110
Windlass Rd. Townhome	1	\$595,000	99%	1536	\$387.37	80
Shore Drive Townhome	0	N/A	N/A	N/A	N/A	N/A
Golf Villa	0	N/A	N/A	N/A	N/A	N/A

As of 10/5/2026 there are 3 Pending sales and 2 Active properties on the market

Amenities: The Waterfront Country Club offers Golf and Social Memberships, outdoor pool, fitness center, tennis/pickleball, boat ramps

STRIPERS LANDING SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	7	\$176,193	96%	468	\$380.58	71

As of 10/5/2026 there is 0 Pending sale and 0 Active properties on the market

Amenities: Outdoor pool, tennis court, picnic pavilion with grills, community boat ramp, laundry facility

BRIDGEWATER POINTE SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	2	\$685,000	97%	1720	\$398.26	73

As of 10/5/2026 there are 1 Pending sales and 8 Active properties on the market

Amenities: Outdoor pool, tennis court, leased boat slips

THE WATERS EDGE SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condos / Patio Homes	0	N/A	N/A	N/A	N/A	N/A
Grande Villas	1	\$2,150,000	96%	4764	\$451.30	320
Island Green Townhomes	1	\$759,000	95%	3422	\$221.80	2

As of 10/5/2026 there are 0 Pending sales and 6 Active properties on the market

Amenities: The Waters Edge Country Club offers Golf and Social Memberships, outdoor pool, community boat ramp

SHORELINE MARINA SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
Condo	2	\$384,500	94%	1522	\$301.66	143
Townhome	0	N/A	N/A	N/A	N/A	N/A

As of 10/5/2026 there are 0 Pending sales and 2 Active properties on the market

Amenities: Outdoor saltwater pool, tennis court, marina (slips for lease)

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	9	\$184,539	96%	449	\$423.92	71
2 Bedroom	20	\$494,362	97%	1256	\$398.34	85
3 Bedroom	18	\$637,217	98%	1815	\$353.43	65
4 Bedroom	4	\$806,250	98%	2800	\$320.33	139
5+ Bedroom	3	\$1,386,667	96%	4076	\$329.69	123

ALL SML PENDING WATERFRONT CONDO/TOWNHOMES as of Oct 5th, 2026

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	1	\$367,500	675	\$544.44
2 Bedroom	3	\$521,300	1126	\$468.93
3 Bedroom	3	\$594,666	1636	\$366.01
4 Bedroom	2	\$717,500	2378	\$299.35
5+ Bedroom	0	N/A	N/A	N/A

ALL SML ACTIVE WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of Oct 5th, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Studio & 1 Bedroom	7	\$298,929	574	\$512.72
2 Bedroom	19	\$450,005	1128	\$403.80
3 Bedroom	15	\$679,200	1873	\$371.82
4 Bedroom	9	\$1,126,767	2999	\$367.18
5+ Bedroom	1	\$975,000	3932	\$247.97

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

