COMPASS COVE - October 2026						
Deb Beran Properties Monthly Market Analysis						
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Compass Cove SOLD HISTORY - ALL PROPERTIES						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2026	3	$1,991,667	92%	4604	$447.65	76
2025	4	$1,680,500	98%	4140	$408.37	18
2024	2	$1,845,000	97%	4625	$399.24	56
2023	2	$1,587,500	93%	4511	$353.25	75
2022	1	$1,400,000	100%	4359	$321.17	105
2021	1	$1,380,000	99%	4237	$325.70	417
2020	3	$1,000,000	96%	3700	$268.33	348
2019	1	$907,000	95%	4294	$211.22	1,447
2018	1	$865,000	96%	3714	$232.90	285
2017	0	N/A	N/A	N/A	N/A	N/A
2016	0	N/A	N/A	N/A	N/A	N/A
2015	0	N/A	N/A	N/A	N/A	N/A
2014	0	N/A	N/A	N/A	N/A	N/A
2013	1	$900,000	91%	5835	$154.24	1
2012	0	N/A	N/A	N/A	N/A	N/A
2011	1	$900,000	90%	4300	$209.30	708
2010	0	N/A	N/A	N/A	N/A	N/A
2009	0	N/A	N/A	N/A	N/A	N/A
2008	1	$937,500	94%	4245	$220.85	413
2007	0	N/A	N/A	N/A	N/A	N/A
AVG 2007-2025	1	$1,218,409	95%	4360	$282.23	352

COMPASS COVE PENDING HOMES as of Nov 2nd, 2026				
Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT $
Waterfront	1	$1,597,500	3922	$407.32

COMPASS COVE ACTIVE HOMES as of Nov 2nd, 2026				
Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT $
Waterfront	0	N/A	N/A	N/A

COMPASS COVE LOTS - SOLD HISTORY				
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
2026	1	$1,036,000	104%	5
2025	3	$508,167	93%	38
2024	2	$482,500	99%	51
2023	4	$359,500	101%	52
2022	2	$287,000	96%	402
2021	2	$242,470	75%	298
2020	5	$236,800	84%	322
2019	1	$342,500	87%	1,254
2018	3	$246,333	84%	833
2017	2	$215,000	84%	2,678
2016	3	$211,000	89%	157
2015	2	$160,000	97%	6
2014	2	$265,000	87%	1,764
2013	1	$238,750	83%	575
2012	5	$232,400	86%	420
2011	1	$185,000	62%	`632
2010	1	$235,000	90%	133
2009	2	$596,500	82%	1,184
2008	1	$259,000	90%	1,014
2007	1	$322,000	96%	416
2006	0	N/A	N/A	N/A
2005	8	$478,212	94%	252
2004	8	$400,750	99%	227
AVG 2004-2025	3	$309,709	88%	604

COMPASS COVE PENDING LOTS as of Nov 2nd, 2026		
Property Type	# PENDING	AVG LIST PRICE
Waterfront	1	$549,000

COMPASS COVE ACTIVE LOTS as of Nov 2nd, 2026		
Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	1	$899,900

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

Deb Beran PROPERTIES
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