SML Condo & Townhome Market Analysis - Franklin County - October 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	7	$477,000	95%	1067	$451.90	115
Patio Home	0	N/A	N/A	N/A	N/A	N/A
Townhome	1	$950,000	97%	2624	$362.04	89

As of 11/2/2026 there are 2 Pending sales and 5 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	2	$585,000	99%	1246	$468.89	30
S Pointe Shore Condo	4	$541,975	99%	1345	$402.96	44
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 11/2/2026 there are 1 Pending sales and 4 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 11/2/2026 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	3	$646,667	97%	1887	$351.05	71

As of 11/2/2026 there are 1 Pending sales and 6 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 11/2/2026 there are 1 Pending sales and 3 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 11/2/2026 there are 0 Pending sales and 1 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	10	$201,485	96%	471	$433.97	75
2 Bedroom	23	$496,185	97%	1239	$405.99	79
3 Bedroom	20	$626,195	98%	1782	$353.80	80
4 Bedroom	6	$775,000	98%	2660	$288.57	105
5+ Bedroom	3	$1,386,667	96%	4076	$329.69	123

ALL SML PENDING WATERFRONT CONDO/TOWNHOMES as of Nov 2nd, 2026

Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT $
Studio & 1 Bedroom	1	$335,000	711	$471.17
2 Bedroom	1	$484,995	903	$537.09
3 Bedroom	3	$658,333	1676	$395.64
4 Bedroom	1	$1,595,000	3703	$430.73
5+ Bedroom	0	N/A	N/A	N/A

ALL SML ACTIVE WATERFRONT CONDO/TOWNHOMES ON THE MARKET as of Nov 2nd, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT $
Studio & 1 Bedroom	3	$209,467	426	$481.70
2 Bedroom	19	$448,376	1153	$392.46
3 Bedroom	11	$691,918	1968	$360.68
4 Bedroom	8	$1,056,362	2911	$355.66
5+ Bedroom	1	$975,000	3932	$247.97

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