Mariners Landing Condos/Townhomes - OCTOBER 2026

Deb Beran Properties Monthly Market Analysis

Office: 540-721-1488 Cell: 540-529-4229 Email: Deb@DebBeranProperties.com

Amenities: 2 pools (1 indoor with spa), beach, basketball, tennis, pickleball courts, marina (boat rentals, slip leases), restaurant, golf

THE POINTE CONDOS SOLD HISTORY DETAIL						
Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
Studio/1 Bedroom	7	$133,100	96%	285	$467.98	56
2 Bedroom	3	$421,297	96%	1057	$398.68	171
3 Bedroom	2	$575,000	95%	1445	$397.92	241
4 Bedroom	0	N/A	N/A	N/A	N/A	N/A

As of 11/2/2026 there are 0 Pending sales and 16 Active properties on the market

MARINERS VILLAGE CONDOS SOLD HISTORY DETAIL						
Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2 Bedroom	5	$380,000	96%	1298	$292.83	96

As of 11/2/2026 there are 0 Pending sales and 4 Active properties on the market

FAWN HAVEN TOWNHOMES SOLD HISTORY DETAIL						
Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2 Bedroom	1	$609,500	98%	2428	$251.03	91
3 Bedroom	0	N/A	N/A	N/A	N/A	N/A
4 Bedroom	2	$827,500	99%	2694	$308.79	119

As of 11/2/2026 there is 0 Pending sale and 0 Active property on the market

MONOACAN TOWNHOMES SOLD HISTORY DETAIL						
Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2 Bedroom	0	N/A	N/A	N/A	N/A	N/A
3 Bedroom	0	N/A	N/A	N/A	N/A	N/A
4 Bedroom	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

LAKE RETREAT TOWNHOMES SOLD HISTORY DETAIL						
Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
3/4 Bedroom	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

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

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).