Mountain View Shores Subdivision - Single Family Homes & Lots Market Analysis as of OCTOBER 2026						
Deb Beran Properties Monthly Market Analysis						
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MOUNTAIN VIEW SHORES WATERFRONT HOMES - SOLD HISTORY						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2026	4	$1,195,000	96%	3685	$335.11	40
2025	3	991,667	100%	2479	456.28	110
2024	7	1,671,786	96%	3948	415.76	17
2023	3	1,146,667	108%	2443	508.16	4
2022	4	923,250	103%	2942	317.61	4
2021	6	981,567	99%	3322	320.70	8
2020	8	$788,625	97%	2951	$265.26	107
2019	9	$572,556	95%	2362	$251.31	122
2018	11	$756,591	96%	3138	$228.31	100
2017	8	$493,000	93%	2282	$226.46	135
2016	8	$502,438	94%	2867	$178.59	187
2015	9	$488,964	94%	2569	$200.56	380
2014	3	$800,833	91%	4194	$192.76	303
2013	7	$860,000	95%	3794	$240.82	163
AVG 2013-2025	7	$844,457	97%	3022	$292.51	126

MOUNTAIN VIEW SHORES WATER ACCESS HOMES - SOLD HISTORY						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2026	0	N/A	N/A	N/A	N/A	N/A
2025	1	$520,000	99%	2644	$196.67	87
2024	0	N/A	N/A	N/A	N/A	N/A
2023	0	N/A	N/A	N/A	N/A	N/A
2022	1	$500,000	109%	2520	$198.41	4
2021	0	N/A	N/A	N/A	N/A	N/A
2020	0	N/A	N/A	N/A	N/A	N/A
2019	0	N/A	N/A	N/A	N/A	N/A
2018	0	N/A	N/A	N/A	N/A	N/A
2017	2	$212,238	96%	2289	$91.88	450
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	0	N/A	N/A	N/A	N/A	N/A
AVG 2013-2025	0	$410,746	101%	2484	$162.32	180

MOUNTAIN VIEW SHORES PENDING HOMES as of Nov 2nd, 2026				
	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT $
Waterfront	0	N/A	N/A	N/A
Water Access	0	N/A	N/A	N/A
MOUNTAIN VIEW SHORES ACTIVE HOMES as of Nov 2nd, 2026				
Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT $
Waterfront	2	$1,622,500	4825	$383.44
Water Access	0	N/A	N/A	N/A

MOUNTAIN VIEW SHORES LOTS - SOLD HISTORY				
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
2026	0	N/A	N/A	N/A
2025	2	$312,500	77%	298
2024	3	$345,000	82%	21
2023	0	N/A	N/A	N/A
2022	1	$785,000	99%	2
2021	3	$159,900	77%	72
2020	2	$194,400	83%	328
2019	2	$400,000	89%	82
2018	4	$347,250	96%	267
2017	5	$137,600	93%	99
2016	1	$145,000	83%	945
2015	1	$270,000	90%	424
2014	2	$345,000	94%	61
2013	1	$305,000	87%	1
AVG 2013-2025	2	$312,221	88%	217

MTN VIEW SHORES PENDING LOTS as of Nov 2nd, 2026		
Property Type	# PENDING	AVG LIST PRICE
Waterfront	0	N/A
Water Access	0	N/A
MTN VIEW SHORES ACTIVE LOTS as of Nov 2nd, 2026		
Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	1	$39,500
Water Access	5	$150,000

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