Village East Subdivision - Single Family Homes Market Analysis as of OCTOBER 2026						
Deb Beran Properties Monthly Market Analysis						
Office: 540-721-1488 Cell: 540-529-4229 Email: Deb@DebBeranProperties.com						
Village East WATERFRONT HOMES - SOLD HISTORY						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2026	2	$1,325,000	90%	2806	$472.10	95
2025	1	$1,310,000	94%	4089	320.37	13
2024	2	$1,350,000	97%	3858	375.19	140
2023	5	$965,780	98%	3163	$316.04	22
2022	5	$894,980	101%	2774	$327.76	30
2021	3	$970,333	101%	3493	$281.62	4
2020	5	$562,700	96%	2872	$193.58	94
2019	2	$581,500	95%	3217	$177.18	67
2018	5	$632,600	95%	4624	$152.72	109
2017	2	$425,000	96%	2742	$157.21	209
2016	2	$573,750	91%	3036	$193.51	81
2015	2	$500,000	94%	3084	$167.50	247
2014	3	$527,333	96%	4577	$142.20	116
2013	0	N/A	N/A	N/A	N/A	N/A
2012	2	$601,000	88%	2694	$223.09	307
2011	0	N/A	N/A	N/A	N/A	N/A
2010	2	$342,500	90%	2372	$153.92	32
AVG 2010-2024	3	$686,729	95%	3270	$220.12	112

Village East WATER ACCESS HOMES - SOLD HISTORY						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2026	3	$575,000	99%	2571	226.36	58
2025	5	$434,600	97%	2384	$195.79	28
2024	1	$580,000	98%	3596	$161.29	9
2023	3	$443,300	103%	1733	$257.68	116
2022	0	N/A	N/A	N/A	N/A	N/A
2021	1	$292,000	97%	2016	$144.84	4
2020	3	$287,317	99%	2169	$138.37	8
2019	4	$265,750	97%	2322	$117.09	33
2018	4	$249,250	95%	1844	$137.89	67
2017	2	$272,000	98%	2223	$121.63	79
2016	0	N/A	N/A	N/A	N/A	N/A
2015	4	$182,850	96%	1774	$112.51	459
2014	0	N/A	N/A	N/A	N/A	N/A
2013	3	$178,000	95%	1619	$110.04	259
2012	1	$170,000	77%	2336	$72.77	314
2011	2	$140,450	95%	1624	$88.65	231
2010	1	$130,000	93%	1224	$106.21	161
AVG 2010-2024	2	$265,910	95%	2040	$130.75	145

Village East PENDING HOMES as of Nov 2nd, 2026				
Property Type	# 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

Village East 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
Water Access	0	N/A	N/A	N/A

Deb Beran PROPERTIES
DEBBERANPROPERTIES.COM
Smith Mountain Lake, Virginia

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