Vista Pointe Condominiums - OCTOBER 2026

Deb Beran Properties Monthly Market Analysis

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Vista Pointe SOLD HISTORY - ALL PROPERTIES

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2026	2	$477,500	98%	985	$484.28	9
2025	3	$536,967	100%	1145	$468.35	30
2024	2	$452,250	97%	1007	$449.11	7
2023	3	$419,833	97%	1007	$416.91	62
2022	2	$445,000	105%	1007	$441.91	29
2021	2	$350,975	104%	1007	$357.00	3
2020	9	$354,611	100%	1157	$302.00	55
2019	10	$285,650	94%	1120	$225.00	394
2018	4	$320,750	96%	1181	$269.00	174
2017	4	$340,250	98%	1173	$288.00	71
2016	0	N/A	N/A	N/A	N/A	N/A
2015	5	$285,900	94%	1099	$261.00	496
2014	1	$210,000	88%	954	$220.00	408
2013	3	$378,333	95%	1198	$308.00	186
2012	1	$230,000	92%	1007	$228.00	204
2011	2	$250,000	93%	1004	$249.00	160
2010	3	$299,000	93%	993	$301.00	264
2009	1	$321,150	96%	1007	$319.00	431
2008	2	$321,225	91%	984	$326.00	222
2007	2	$353,500	92%	1007	$350.00	352
2006	1	$365,000	96%	1007	$362.00	203
2005	13	$308,685	98%	1014	$304.00	197
2004	1	$235,000	98%	1007	$233.00	514
2003	4	$224,000	97%	996	$225.00	64
2002	3	$216,667	97%	1236	$178.00	64
2001	2	$143,750	98%	980	$147.00	3
AVG 2001-2025	3	$318,687	96%	1054	$301.18	191

Vista Pointe SOLD HISTORY DETAIL

Property Type	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2 Bedroom	2	$477,500	98%	985	$484.28	9
3 Bedroom	0	N/A	N/A	N/A	N/A	N/A

Vista Pointe PENDING PROPERTIES as of Nov 2nd, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT $
2 Bedroom	0	N/A	N/A	N/A
3 Bedroom	1	$550,000	1359	$404.71

Vista Pointe ACTIVE PROPERTIES ON THE MARKET as of Nov 2nd, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT $
2 Bedroom	0	N/A	N/A	N/A
3 Bedroom	0	N/A	N/A	N/A

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).