Westlake Pointe Townhomes - October 2026

Deb Beran Properties Monthly Market Analysis

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WESTLAKE POINTE SOLD HISTORY - ALL PROPERTIES

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2026	3	$546,300	99%	1827	$298.70	16
2025	3	$592,650	100%	1735	$354.63	3
2024	2	$457,500	97%	1920	$238.28	108
2023	2	$457,000	98%	1769	$258.87	6
2022	3	$427,500	98%	1920	$222.66	20
2021	6	$390,167	105%	1813	$216.88	2
2020	3	$291,333	99%	1920	$151.74	68
2019	4	$271,725	96%	1760	$157.79	60
2018	4	$261,250	95%	1920	$136.07	294
2017	3	$269,167	96%	1873	$144.32	195
2016	4	$271,250	96%	1920	$141.28	156
2015	7	$265,143	95%	1924	$137.82	256
2014	2	$253,225	97%	1930	$131.19	60
2013	2	$247,500	92%	1860	$133.42	604
2012	1	$204,500	93%	1880	$108.78	969
2011	1	$335,000	96%	1940	$172.68	47
2010	2	$291,250	88%	1880	$155.31	91
2009	0	N/A	N/A	N/A	N/A	N/A
2008	1	$336,000	96%	1895	$177.31	597
2007	2	$402,500	100%	1900	$211.84	261
2006	1	$405,000	100%	1895	$213.72	1
2005	7	$356,857	98%	1914	$186.41	49
2004	4	$254,000	97%	1912	$132.82	118
2003	4	$244,400	99%	1734	$145.99	274
2002	16	$215,042	101%	1537	$145.07	538
2001	17	$201,890	102%	1383	$150.15	152
AVG 2001-2025	4	$320,910	97%	1839	$176.04	205

WESTLAKE POINTE PENDING PROPERTIES as of Nov 2nd, 2026

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

WESTLAKE POINTE ACTIVE PROPERTIES ON THE MARKET as of Nov 2nd, 2026

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT $
2 and 3 Bedroom *	2	$559,150	1920	$291.22

* All townhomes have 2 bedroom septic permits.
Those sold as 3 bedroom townhomes have decorated the lower level family room as a bedroom.

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).