

Smith Mountain Lake, Virginia MARKET REPORT

(Q1) JANUARY-MARCH 2025
REAL ESTATE MARKET OVERVIEW

MARKET DATE PULLED FROM RVAR, MLS

WATERFRONT HOMES

↑ 11%

TOTAL UNITS SOLD
2024: 37 2025: 41

↑ 6%

AVERAGE SOLD PRICE
2024: \$1,151,781 2025: \$1,218,893

↓ 47%

AVERAGE DAYS ON MARKET
2024: 86 2025: 40

WATER ACCESS HOMES

↑ 22%

TOTAL UNITS SOLD
2024: 18 2025: 22

↑ 15%

AVERAGE SOLD PRICE
2024: \$483,483 2025: \$554,285

↑ 48%

AVERAGE DAYS ON MARKET
2024: 52 2025: 77

CONDOS/TOWNHOMES

↑ 5%

TOTAL UNITS SOLD
2024: 21 2025: 22

↑ 8%

AVERAGE SOLD PRICE
2024: \$525,832 2025: \$569,173

↓ 8%

AVERAGE DAYS ON MARKET
2024: 59 2025: 54

WATERFRONT LOTS

↓ 52%

TOTAL UNITS SOLD
2024: 23 2025: 12

↑ 60%

AVERAGE SOLD PRICE
2024: \$253,452 2025: \$404,775

↓ 24%

AVERAGE DAYS ON MARKET
2024: 491 2025: 116



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