

Beacon Hill Real Estate **TRENDS**

January 2024 Edition



Coming Soon
40573 Spectacular Bid Place
\$2,699,000



Lisa Thompson
YOUR BEACON HILL EXPERT

Hunt
Country

Sotheby's
INTERNATIONAL REALTY

Beacon Hill Overview

Residential Sale

Closed

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	Sold Date	DOM	List Price	Sold Price	SP%LP
VALO2035166	17087 Bold Venture Dr*	6,849		\$310	04/11/2023	14	\$2,250,000	\$2,125,000	94.44
VALO2045956	40685 Carry Back Ln	3,976		\$340	05/17/2023	35	\$1,375,000	\$1,350,000	98.18
VALO2045102	17237 Cannonade Dr	4,458		\$325	06/01/2023	21	\$1,495,000	\$1,450,000	96.99
VALO2050358	17073 Needles *	5,616		\$299	07/31/2023	20	\$1,699,999	\$1,679,999	98.82
VALO2044722	17039 Grindstone Court	4,248		\$431	08/31/2023	39	\$1,845,815	\$1,828,865	99.08
VALO2054674	17092 Needles Ct	4,316		\$348	09/01/2023	4	\$1,500,000	\$1,500,000	100.00
VALO2054300	16735 Whirlaway Ct***	6,364		\$314	09/25/2023	32	\$2,000,000	\$2,000,000	100.00
VALO2052748	17227 Cannonade Dr	4,662		\$300	10/17/2023	59	\$1,429,900	\$1,400,000	97.91
VALO2055998	40546 Spectacular Bid Pl***	7,750		\$394	11/02/2023	45	\$3,100,000	\$3,050,000	98.39
VALO2057104	40657 Black Gold Pl*	5,302		\$287	11/28/2023	54	\$1,560,000	\$1,520,000	97.44
VALO2062010	17094 Silver Charm Pl**	6,546		\$420	12/11/2023	1	\$2,750,000	\$2,750,000	100.00
VALO2058832	40314 Iron Liege Ct*	5,058		\$316	12/20/2023	36	\$1,599,999	\$1,600,000	100.00

Pending

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	List Date	DOM	Orig Price	List Price
VALO2056988	16886 Bold Venture Dr*	7,574		\$284	08/29/2023	64	\$2,250,000	\$2,150,000
VALO2060610	40280 Spectacular Bid Pl*	5,929		\$422	11/02/2023	20	\$2,499,999	\$2,499,999

Inventory Analysis	Prior 7-12 Months (01/19/2023-07/19/2023)	Prior 4-6 Months (07/20/2023-10/19/2023)	Current - 3 Months (10/20/2023-01/19/2024)
Total # of Comparable Sales (Settled)	3	5	4
Absorption Rate (Total Sales/Months)	0.50	1.67	1.33
Total # of Comparable Active Listings	2	3	0
Months of Housing Supply (Lst/Ab. Rate)	4.00	1.80	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$1,450,000	\$1,679,999	\$2,175,000
Median Comparable Sales DOM	21	32	41
Median Comparable List Price (Listings Only)	\$1,714,950	\$1,599,999	\$0
Median Comparable Listings DOM (Listings Only)	46	54	0
Median Sale Price / Median List Price %	96.99%	99.08%	99.19%

*Listed by Lisa Thompson, Hunt Country Sotheby's International Realty

**Buyer Represented by Listed by Lisa Thompson, Hunt Country Sotheby's International Realty

***Both Buyer and Seller Represented by Listed by Lisa Thompson, Hunt Country Sotheby's International Realty



16886 Bold Venture
Under Contract \$2,150,000



40280 Spectacular Bid Place
Under Contract \$2,499,999

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Sold by Lisa in Beacon Hill 2023

Client Testimonials:

"Lisa Thompson is the consummate real estate professional. In a field full of pretenders, Lisa is the real deal. She made what is a naturally stressful endeavor feel effortless and stress-free. From expert staging, to amazing marketing, to effective negotiations, Lisa was flawless and remarkable every step in the process. We couldn't recommend her more thoroughly to anyone looking to sell a large, high-end home. We can't imagine anyone doing this better than Lisa!" Tom T.



40657 Black Gold Place

Sold \$1,520,000



40314 Iron Liege Court

Sold \$1,600,000



17073 Needles Court

Sold \$1,679,999



16735 Whirlaway Court

Sold \$2,000,000



17087 Bold Venture Drive

Sold \$2,125,000



17094 Silver Charm Place

Sold \$2,750,000



40546 Spectacular Bid Place

Sold \$3,050,000

Lisa Thompson
YOUR BEACON HILL EXPERT

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Other Significant Sales in 2023



38739 Mount Gilead Road Sold \$1,800,000



41086 Grenata Preserve Place Sold \$2,000,000



41031 Grenata Preserve Place Sold \$2,100,000



35428 Appalachian Trail Road Sold \$2,250,000



17151 Brookdale Lane Sold \$1,900,000



18129 Maintree Farm Court Sold \$2,086,761



43582 Old Kinderhook Drive Sold \$2,175,000



19648 Greenham Drive Sold \$2,280,000



16191 Hunters Crossing Lane
Sold \$2,665,000

Call today for a complimentary consultation.

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