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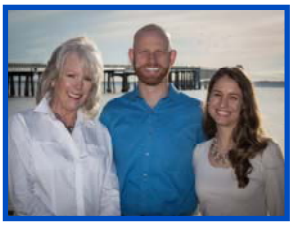

LONG & FOSTER REAL ESTATE, INC.

February 2016 Sales Report: Northumberland County

WATERFRONT HOMES:

Current Inventory: 226 Waterfront Homes for Sale

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
COBBS HALL LANE	$250,000	$295,000	1342	KILMARNOCK	DIVIDING CREEK
FLEET ROAD	$387,500	$399,900	251	HEATHSVILLE	CHESAPEAKE BAY
FOUNTAIN GATE ROAD	$250,000	$269,000	259	HEATHSVILLE	HULL CREEK
JUDITH SOUND ROAD	$290,000	$299,000	311	LOTTSBURG	POTOMAC RIVER
ORAPAX ROAD	$595,000	$699,000	1237	KILMARNOCK	INDIAN CREEK
PINTAIL LANE	$315,000	$325,000	104	HEATHSVILLE	FLYWAY LAKE

Figure 1: Waterfront Home Sales in Northumberland County, February 2016.

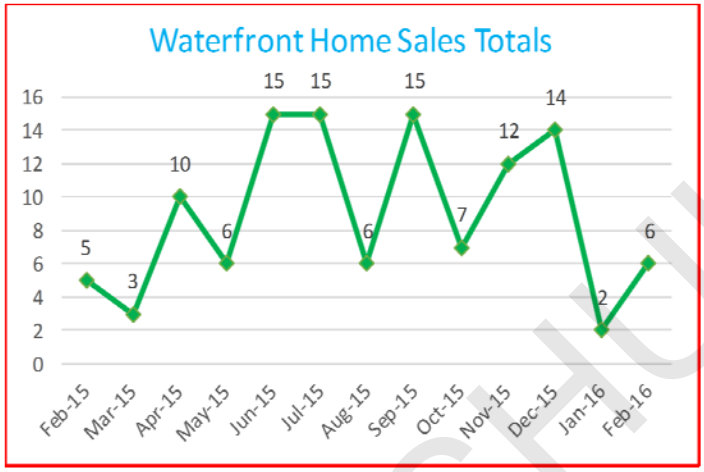

Figure 2: Waterfront Homes Sold by Month

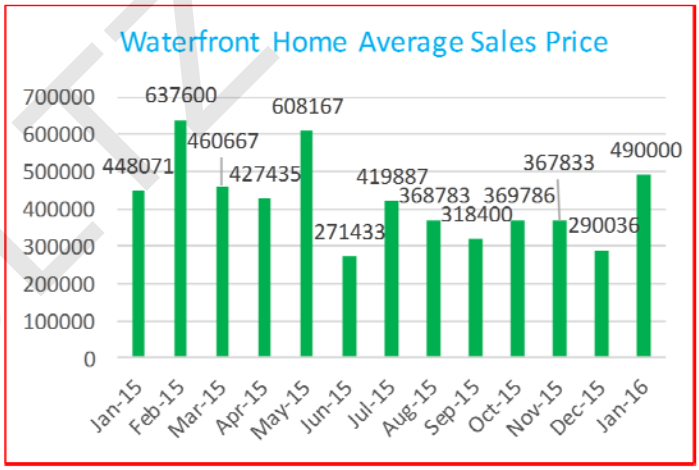

Figure 3: Waterfront Home Average Sales Price by Month.

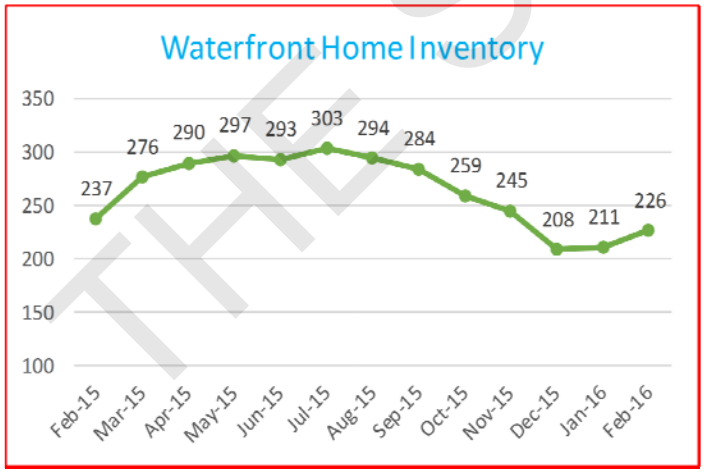

Figure 4: Waterfront Home Average Days on Market by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	8	12	-33.3%
Dollar Volume	$3,067,500	$6,324,500	-51.5%
Avg. Sales Price	$383,438	$527,042	-27.2%
Median Sales Price	$310,000	$439,500	-29.5%
Avg. Days on Market	636	283	125.3%
Inventory	226	237	-4.6%

Figure 5: Year to Date Sales Comparison Between 2015 and 2016 for Waterfront Homes

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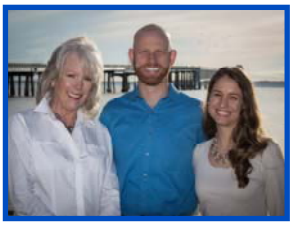

LONG & FOSTER REAL ESTATE, INC.

February 2016 Sales Report: Northumberland County

WATERFRONT LAND:

Current Inventory: 212 Waterfront Lots Currently for Sale

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
NO SALES THIS MONTH					

Figure 6: Waterfront Land Sold in Northumberland, February 2016.

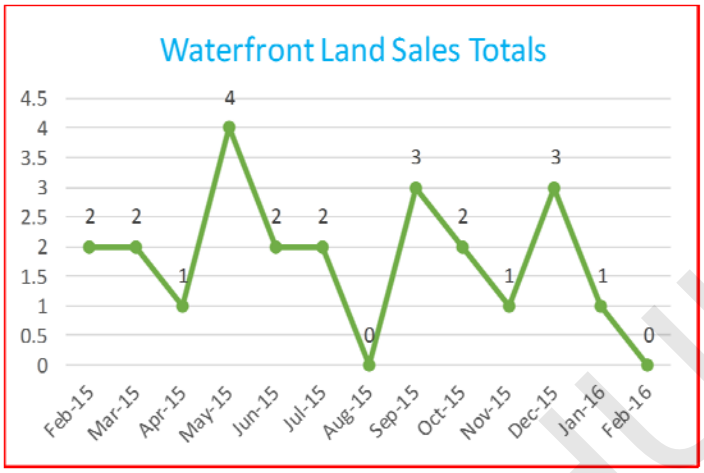

Figure 7: Waterfront Land Sales by Month.

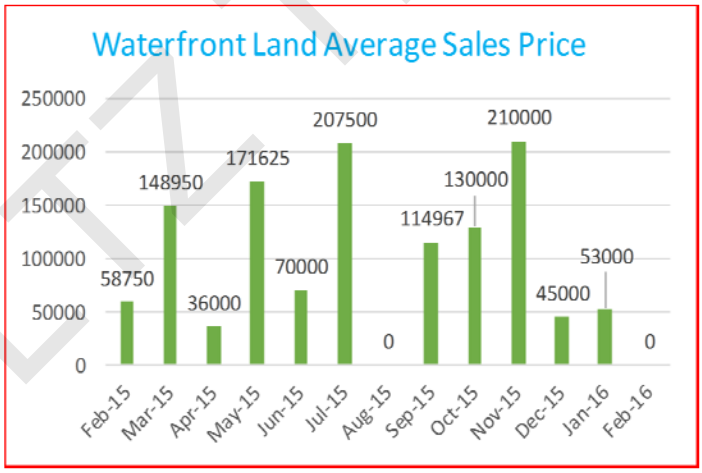

Figure 8: Average Waterfront Land Price by Month.

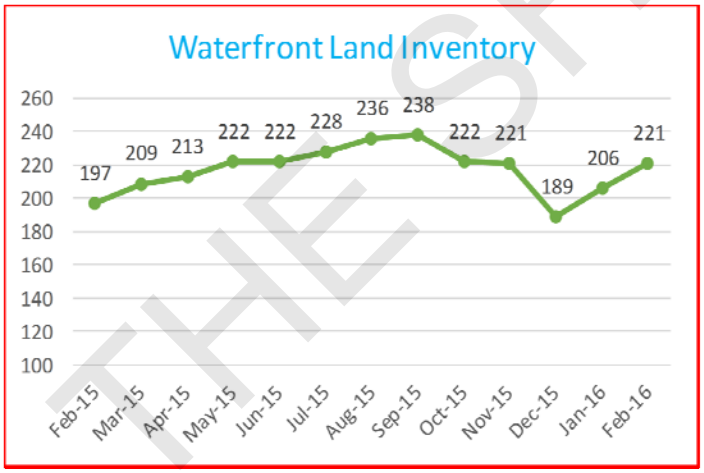

Figure 9: Average Waterfront Days on Market by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	1	5	-80.0%
Dollar Volume	$53,000	$607,500	-91.3%
Avg. Sales Price	$53,000	$121,500	-56.4%
Median Sales Price	$53,000	$97,500	-45.6%
Avg. Days on Market	1414	651	117.3%
Inventory	212	197	7.6%

Figure 10: Year to Date Sales Comparison Between 2015 and 2016 for Waterfront Land.

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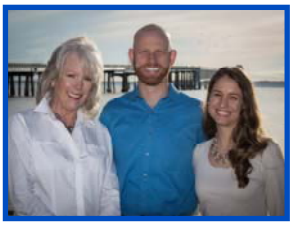

LONG & FOSTER REAL ESTATE, INC.

February 2016 Sales Report: Northumberland County

OFF-WATER HOMES

Current Inventory: 121 Off-Water Homes for Sale

Street	Sold Price	List Price	Days on Market	City/Town
BROWNS STORE ROAD	$163,000	$175,000	475	HEATHSVILLE
DAVIS DRIVE	$119,000	$124,500	856	REEDVILLE
FAIRPORT ROAD	$33,000	$35,000	50	REEDVILLE
FIREHOUSE ROAD	$55,000	$57,000	109	BURGESS
MAINSAIL COURT	$170,000	$184,900	128	LANCASTER
NORTHUMBERLAND HWY	$179,000	$179,000	120	HEATHSVILLE
PONDS COURT	$75,000	$76,400	124	HEATHSVILLE
STARBOARD COURT	$160,000	$168,000	223	HEATHSVILLE
TROLLING COURT	$109,000	$109,000	166	HEATHSVILLE
TWIN HARBOR ROAD	$269,000	$279,900	223	REEDVILLE
WALNUT POINT ROAD	$169,500	$215,000	15	HEATHSVILLE

Figure 11: Off-Water Homes Sold in Northumberland, February 2016.

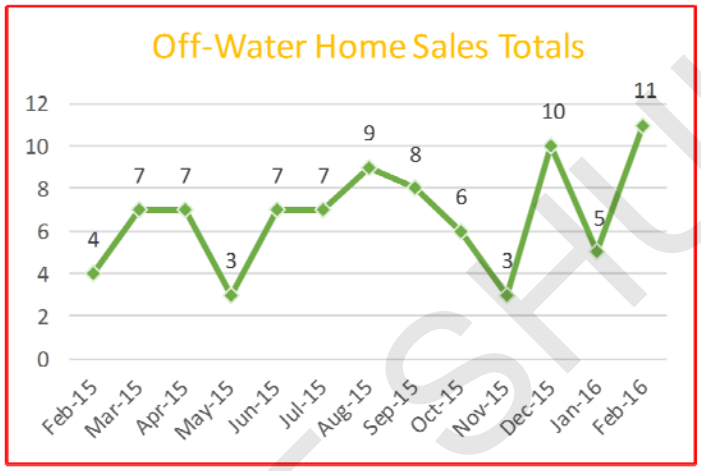

Figure 12: Off-Water Home Sales by Month.

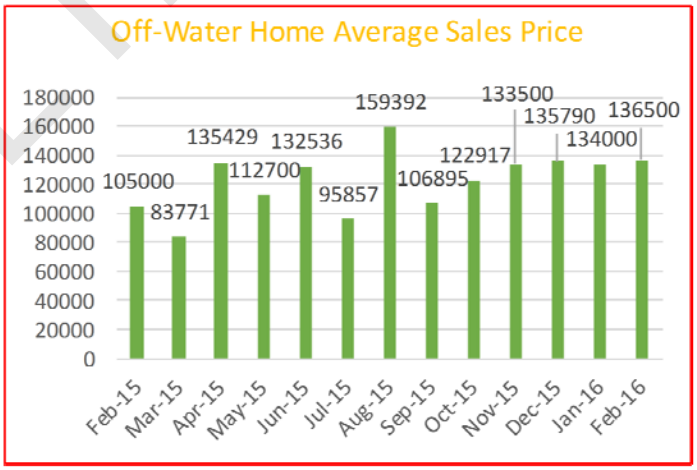

Figure 13: Average Off-water home Sales Price by Month.

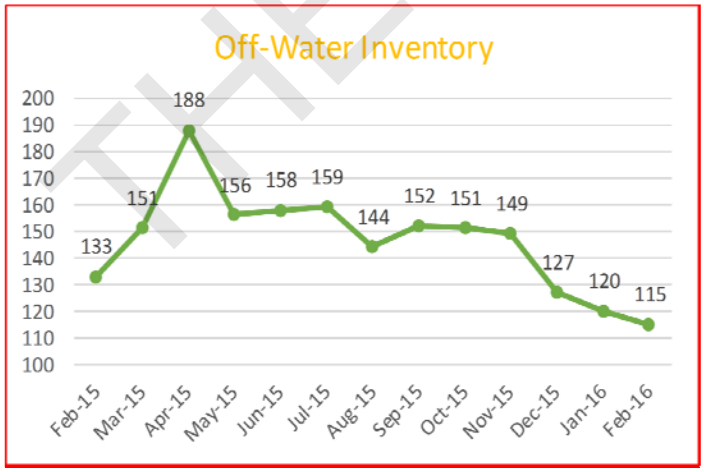

Figure 14: Average Off-water home Days on Market by Month.

Sales Comparison 2016 and 2015:			
	2016	2015	Change
Units	16	8	100.0%
Dollar Volume	$2,171,500	$868,300	150.1%
Avg. Sales Price	$135,719	$108,538	25.0%
Median Sales Price	$139,500	$105,000	32.9%
Avg. Days On Market	201	364	-80.7%
Inventory	121	133	-9.9%

Figure 15: Year to Date Sales Comparison Between 2015 and 2016 for Off-Water Homes.

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