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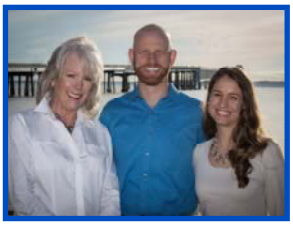

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April 2016 Sales Report: Lancaster County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
ARROWHEAD DR	$356,000	$379,000	124	WEEMS	TAYLORS CREEK
BAYPORT LANE	$477,500	$499,000	289	WHITE STONE	TABBS CREEK
CLARK POINT ROAD	$710,000	$749,000	218	WHITE STONE	ANTIPOISON CREEK
EAST HIGHVIEW DRIVE	$220,000	$269,000	117	LANCASTER	CORROTOMAN RIVER
HICKORY ROAD	$130,000	$159,000	118	LANCASTER	LAKE
RIO VISTA	$725,000	$849,000	212	WEEMS	CORROTOMAN RIVER
SPINDRIFT ROAD	$550,000	$575,000	331	WHITE STONE	RAPPAHANNOCK RIVER
TOWLES POINT	$478,000	$497,000	310	LANCASTER	WHITEHOUSE CREEK
TOWN CREEK LANE	$370,000	$395,000	101	LANCASTER	CORROTOMAN RIVER

Figure 1: Waterfront Homes Sold in Lancaster County, April 2016.

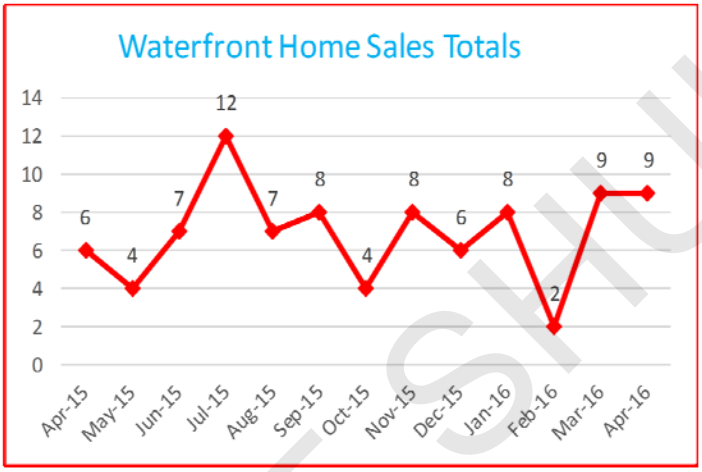

Figure 2: Waterfront Home Sales by Month.

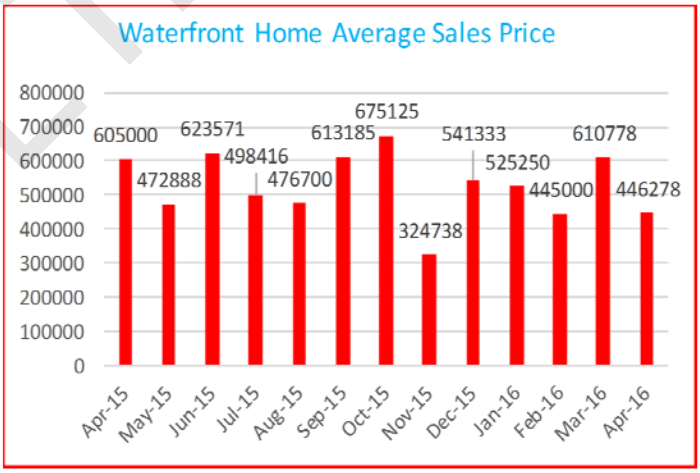

Figure 3: Waterfront Home Average Sales Price by Month.

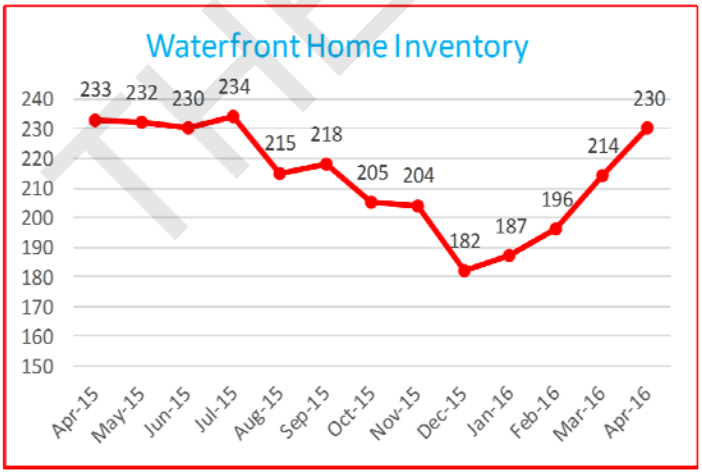

Figure 4: Active Waterfront Home Listings by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	28	24	16.7%
Dollar Volume	$14,605,500	$14,257,150	2.4%
Avg. Sales Price	$521,625	$594,048	-12.2%
Median Sales Price	$461,250	$503,000	-8.3%
Avg. Days on Market	264	304	-13.0%
Inventory	230	233	-1.3%

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

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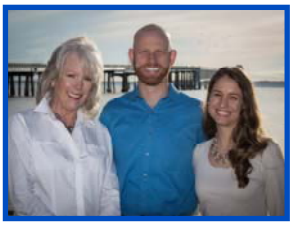

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WATERFRONT LAND:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
TAYLORS CREEK ROAD	$470,000	$525,000	335	KILMARNOCK	TAYLORS CREEK

Figure 6: Waterfront Land Sold in Lancaster County, April 2016.

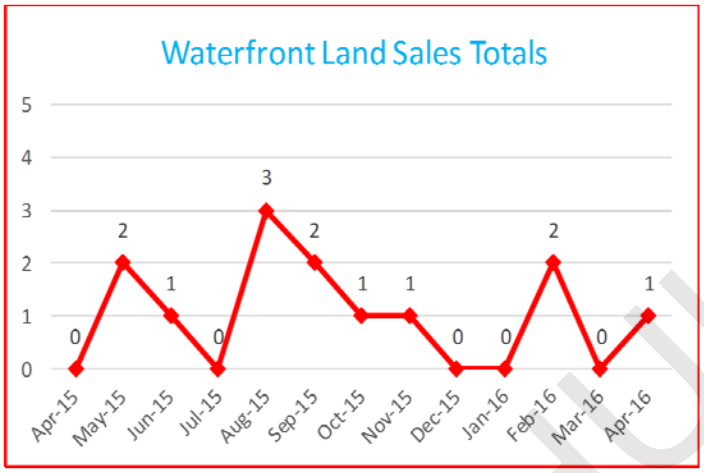

Figure 7: Waterfront Land Sales by Month.

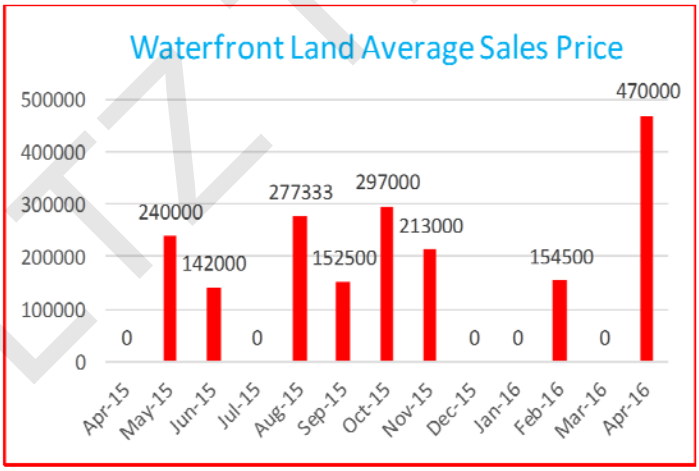

Figure 8: Average Waterfront Land Price by Month.

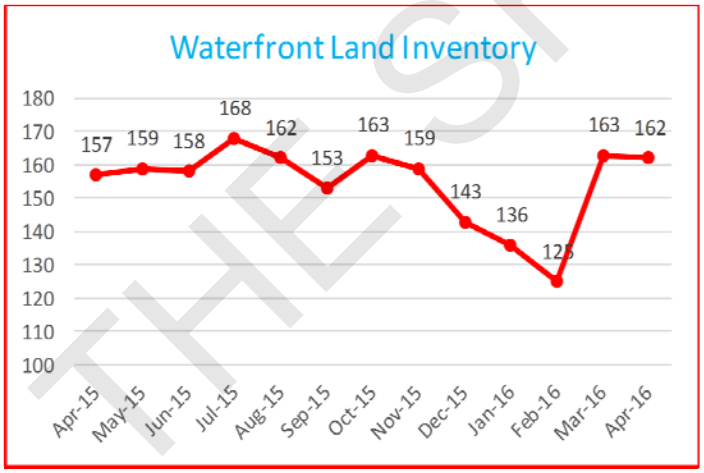

Figure 9: Average Waterfront Land Days on Market by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	3	2	33.3%
Dollar Volume	$779,000	$540,275	30.6%
Avg. Sales Price	$259,667	$270,138	-4.0%
Median Sales Price	$256,000	$270,138	-5.5%
Avg. Days on Market	225	125	44.4%
Inventory	162	157	3.1%

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

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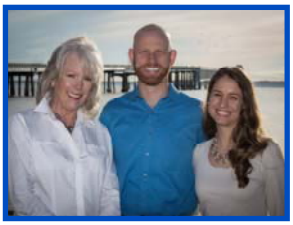

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April 2016 Sales Report: Lancaster County

OFF-WATER HOMES:

Street	Sold Price	List Price	Days on Market	City/Town
BAY COURT	$135,000	$145,000	706	KILMARNOCK
BOLES AVENUE	$162,500	$169,000	40	WHITE STONE
MARY BALL ROAD	$110,000	$119,000	160	LIVELY

Figure 11: Off-water Home Sales in Lancaster County, April 2016.

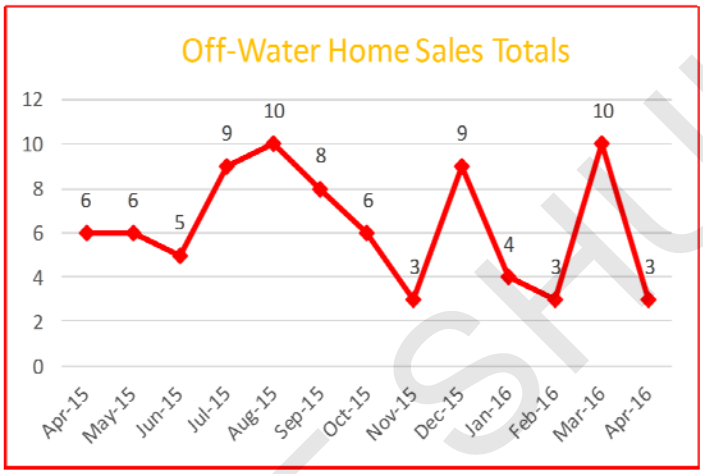

Figure 12: Off-water Home Sales by Month.

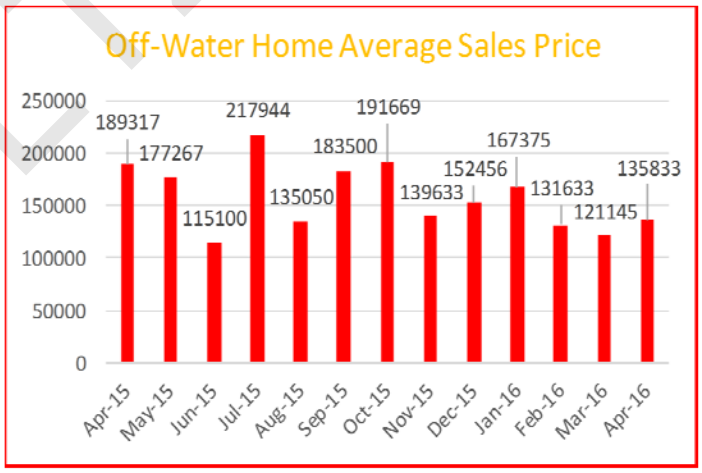

Figure 13: Average Off-water Home Price by Month.

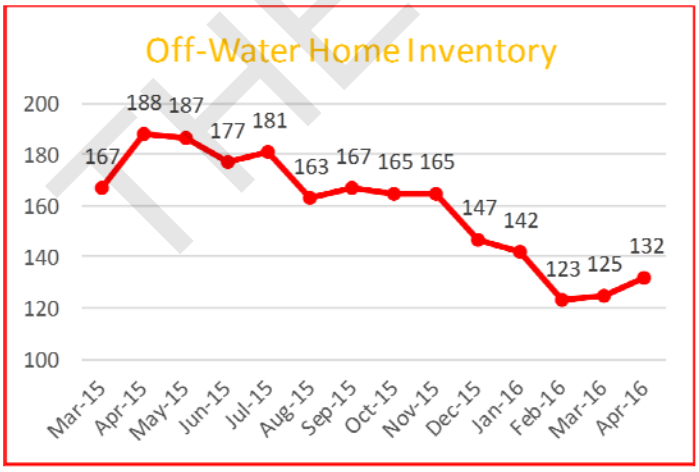

Figure 14: Average Off-water Home Days on Market by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	20	17	17.6%
Dollar Volume	$2,683,350	$2,862,100	-6.2%
Avg. Sales Price	$134,168	$168,359	-20.3%
Median Sales Price	$132,500	$140,000	-5.4%
Avg. Days on Market	328	233	40.7%
Inventory	132	188	-29.8%

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

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