

August 2016 Sales Report: Middlesex County

WATERFRONT HOMES:

| Street | Sold Price | List Price | Days on Market | City/Town | Body of Water |
|-----------------------|-------------|-------------|----------------|-------------|--------------------|
| RIVERBANK DRIVE | \$475,000 | \$549,950 | 171 | DELTAVILLE | RAPPAHANNOCK RIVER |
| REDD FARM RD | \$255,000 | \$299,000 | 129 | WATER VIEW | RAPPAHANNOCK RIVER |
| SOUTH CHESAPEAKE BLVD | \$280,000 | \$339,000 | 939 | DELTAVILLE | CHESAPEAKE BAY |
| MONTGOMERY | \$300,000 | \$349,900 | 143 | DELTAVILLE | RAPPAHANNOCK |
| ORCHARD COVE | \$300,000 | \$329,000 | 83 | LOCUST HILL | WHITINGS CREEK |
| STURGEON POINT LOOP | \$420,000 | \$439,000 | 94 | DELTAVILLE | STURGEON CREEK |
| HAZELWOOD DR | \$178,000 | \$199,000 | 79 | URBANNA | ROBINSON CREEK |
| RIVERSIDE DRIVE | \$201,900 | \$259,900 | 316 | DELTAVILLE | BROAD CREEK |
| POCAHONTAS AVE | \$840,000 | \$895,000 | 70 | DELTAVILLE | RAPPAHANNOCK RIVER |
| CROSS RIP RD | \$1,000,000 | \$1,200,000 | 81 | DELTAVILLE | CHESAPEAKE BAY |
| REMLIK DRIVE | \$240,000 | \$240,000 | 88 | JAMAICA | RAPPAHANNOCK RIVER |

Figure 1: Waterfront Homes Sold in Middlesex County, August 2016

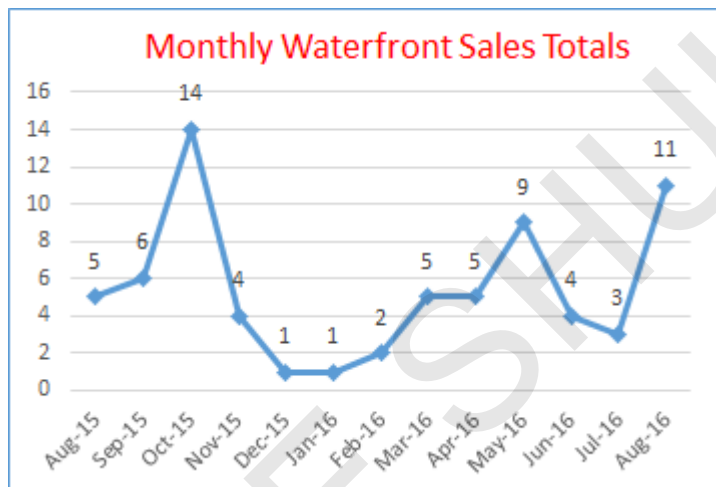


Figure 2: Waterfront Home Sales Totals by Month

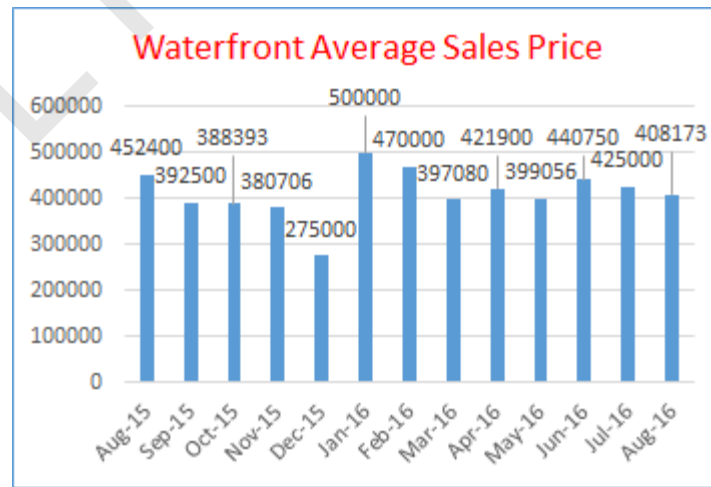


Figure 3: Waterfront Home Average Sales Price by Month.

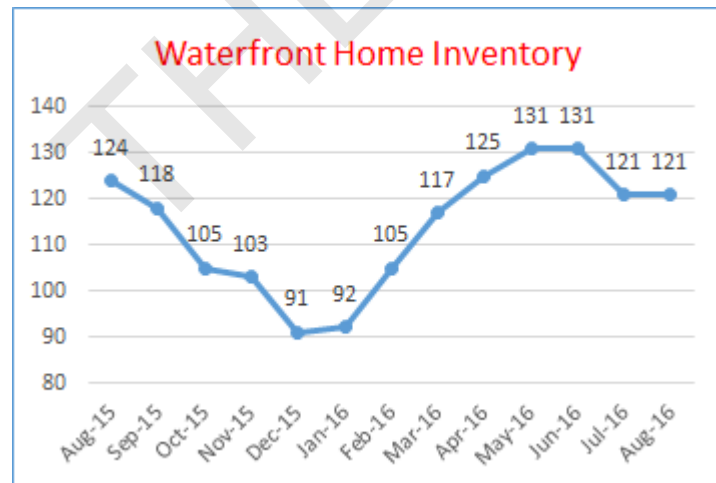


Figure 4: Waterfront Home Inventory.

| Sales Comparison 2016 and 2015 | | | |
|--------------------------------|--------------|--------------|--------|
| | 2016 | 2015 | Change |
| Units | 40 | 40 | 0.0% |
| Dollar Volume | \$16,654,300 | \$17,238,400 | -3.4% |
| Avg Sales Price | \$416,358 | \$430,960 | -3.4% |
| Median Sales Price | \$394,250 | \$355,000 | 11.1% |
| Avg. Days on Market | 167 | 312 | -46.4% |
| Inventory | 121 | 127 | -4.7% |

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



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OFF-WATER HOMES

| Street | Sold Price | List Price | Days on Market | City/Town |
|------------------------|------------|------------|----------------|------------|
| CLUB DRIVE | \$372,000 | \$378,000 | 134 | HARTFIELD |
| GREENWAY DR | \$160,000 | \$164,900 | 125 | MIDDLESEX |
| TAYLOR AVENUE | \$168,500 | \$179,500 | 162 | URBANNA |
| BERRYVILLE ROAD | \$140,000 | \$149,900 | 130 | DELTAVILLE |
| LOVERS LN | \$220,000 | \$227,500 | 63 | DELTAVILLE |
| HOWARD ST | \$205,000 | \$214,000 | 45 | URBANNA |
| RAPPAHANNOCK AVE | \$258,000 | \$264,900 | 337 | URBANNA |
| REGENT RD | \$178,000 | \$179,500 | 131 | TOPPING |
| GENERAL PULLER HWY | \$162,900 | \$169,900 | 115 | TOPPING |
| GENERAL PULLER HIGHWAY | \$160,000 | \$177,000 | 635 | HARTFIELD |
| GENERAL PULLER HWY | \$179,900 | \$179,900 | 135 | HARTFIELD |

Figure 6: Off-Water Homes Sold in Middlesex County, August 2016.

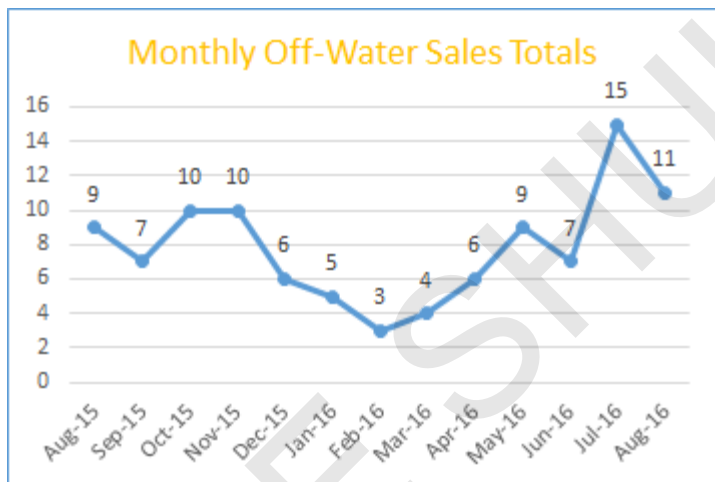


Figure 7: Off-Water Home Sales Totals by Month.

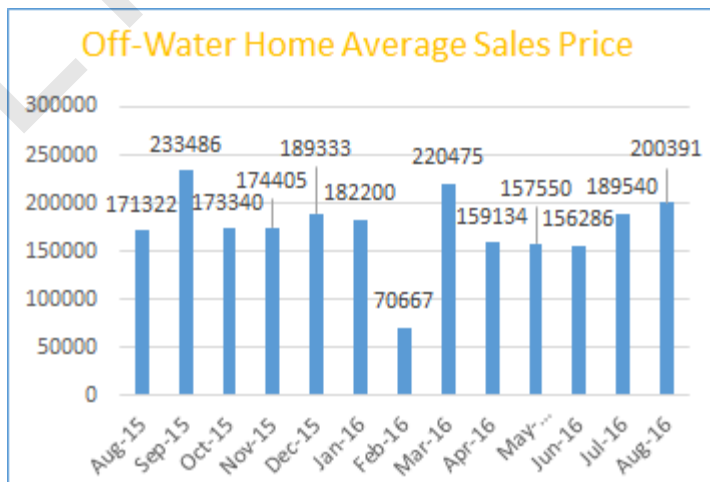


Figure 8: Average Off-Water Home Price by Month.

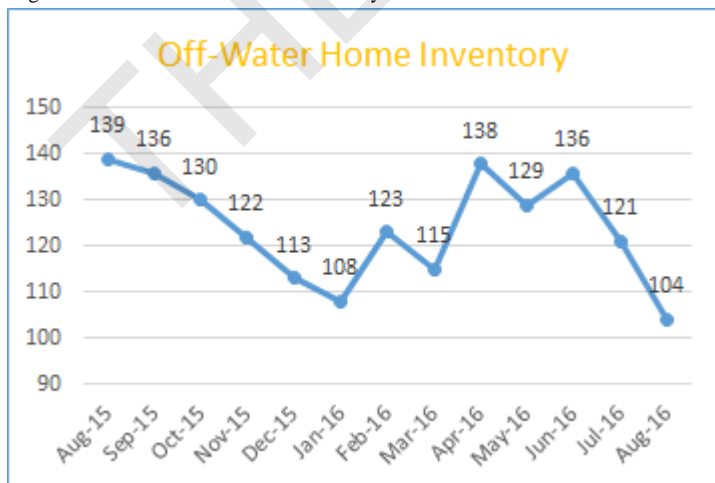


Figure 9: Off-Water Home Inventory.

| Sales Comparison 2016 and 2015 | | | |
|--------------------------------|--------------|-------------|--------|
| | 2016 | 2015 | Change |
| Units | 60 | 58 | 3.4% |
| Dollar Volume | \$10,519,051 | \$9,399,900 | 11.9% |
| Avg Sales Price | \$175,318 | \$162,067 | 8.2% |
| Median Sales Price | \$168,225 | \$157,950 | 6.5% |
| Avg. Days on Market | 138 | 239 | -42.1% |
| Inventory | 104 | 152 | -31.6% |

Figure 10: Year to Date Sales Comparison Between 2015 and 2016 for Off-Water Homes.

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