

## October 2016 Sales Report: Lancaster County

### WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
CURRELL COVE LANE	\$629,000	\$749,000	370	WHITE STONE	CARTERS CREEK
OYSTER CREEK DRIVE	\$260,000	\$269,000	61	WHITE STONE	LITTLE OYSTER CREEK
SENIOR CREEK PLACE	\$220,000	\$255,000	242	LANCASTER	SENIOR CREEK
CASTLE LANE	\$505,000	\$535,000	276	KILMARNOCK	INDIAN CREEK
CROSSING COVE WAY	\$349,000	\$349,000	212	WHITE STONE	ANTIPOISON CREEK
CARDINAL LANE	\$637,000	\$664,900	81	WHITE STONE	TABBS CREEK
DYMER BEACH RD	\$467,000	\$475,000	151	WHITE STONE	DYMER CREEK
MCSWAIN ROAD	\$600,000	\$640,000	731	WHITE STONE	INDIAN CREEK
RIVER BLUFF ROAD	\$442,500	\$495,000	132	WHITE STONE	RAPPAHANNOCK RIVER
OAK HILL RD	\$199,950	\$199,950	11	LANCASTER	MEYERS CREEK
BLUEBERRY POINT ROAD	\$367,500	\$398,000	231	WHITE STONE	CARTERS CREEK
RIVERWOOD DRIVE	\$920,000	\$997,500	155	LANCASTER	CORROTOMAN RIVER
WINDMILL POINT ROAD	\$480,000	\$549,000	511	WHITE STONE	RAPPAHANNOCK RIVER

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

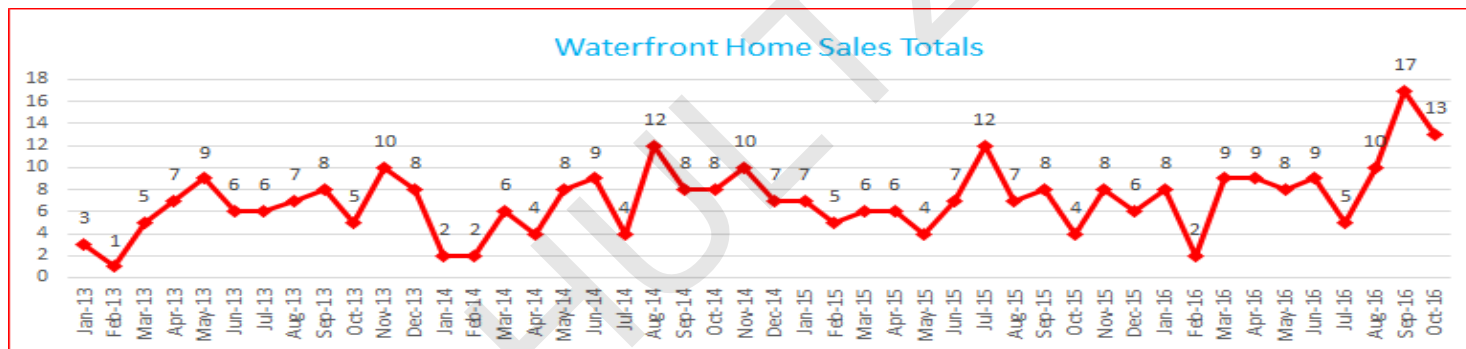


Figure 2: Waterfront Home Sales by Month.

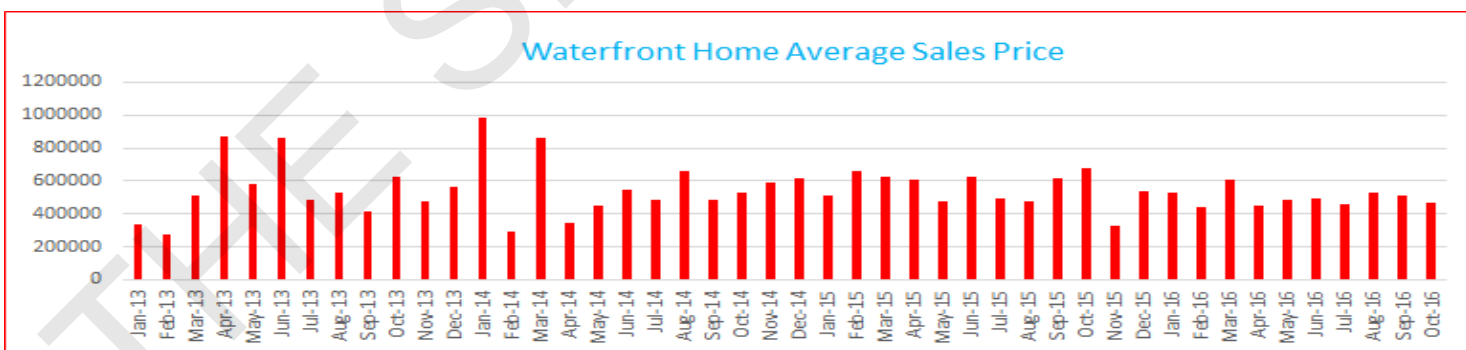
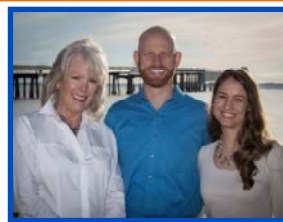


Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	94	66	42.4%
Dollar Volume	\$47,980,128	\$37,437,574	28.2%
Avg. Sales Price	\$510,427	\$567,236	-10.0%
Median Sales Price	\$468,500	\$497,797	-5.9%
Avg. Days on Market	277	297	-6.9%

Figure 4 Year to Date Sales Comparison between 2015 and 2016 for Waterfront Homes.



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### WATERFRONT LAND:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
RIO VISTA	\$77,500	\$87,500	445	WEEMS	CORROTOMAN RIVER
BLACK STUMP ROAD	\$400,000	\$450,000	42	WEEMS	CORROTOMAN RIVER

Figure 5: Waterfront Land Sold in Lancaster County, October 2016.

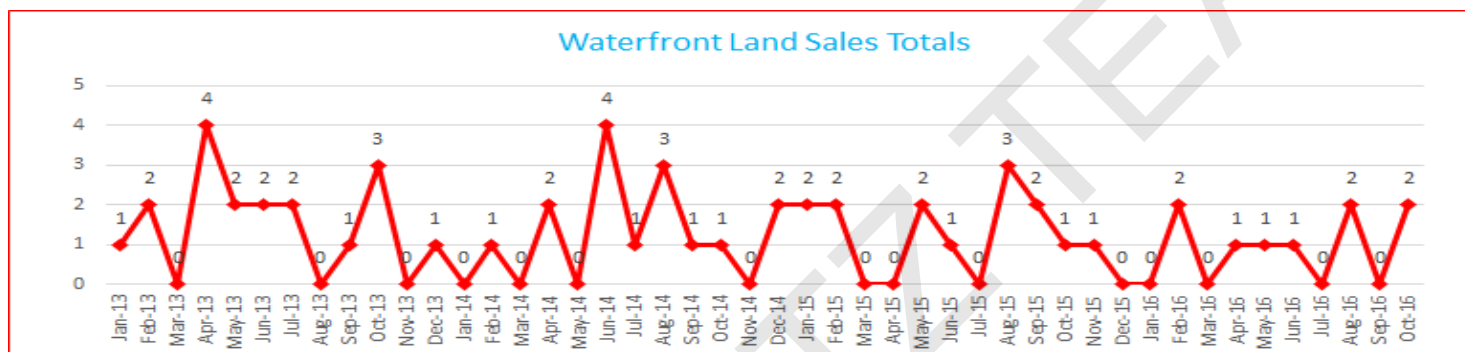


Figure 6: Waterfront Land Sales by Month.

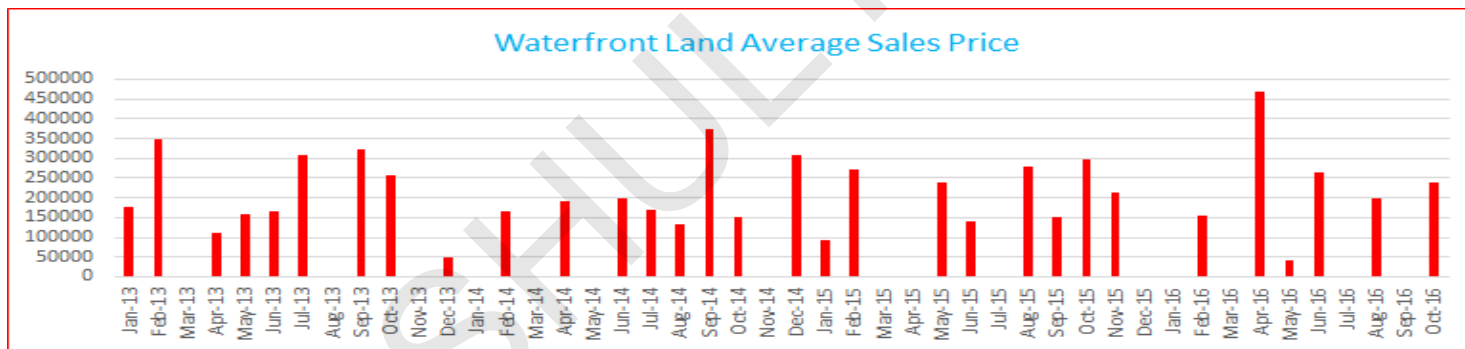
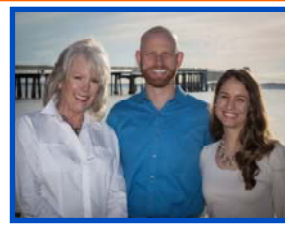


Figure 7: Average Waterfront Land Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	9	13	-30.8%
Dollar Volume	\$1,961,500	\$2,781,275	-29.5%
Avg. Sales Price	\$217,944	\$213,944	1.9%
Median Sales Price	\$256,000	\$205,000	24.9%
Avg. Days on Market	271	616	-55.9%

Figure 8: Year to Date Sales Comparison between 2015 and 2016 for Waterfront Land.



## October 2016 Sales Report: Lancaster County

### OFF-WATER HOMES:

Street	Sold Price	List Price	Days on Market	City/Town
MCCLANAHAN	\$230,000	\$259,000	319	IRVINGTON
OAK RIDGE DRIVE	\$175,000	\$184,900	117	KILMARNOCK
CLOVER LANE	\$127,500	\$129,900	117	LIVELY
HATTON AVENUE	\$115,000	\$117,000	335	KILMARNOCK
WESLEY TER	\$100,000	\$116,000	42	WEEMS
BEACH ROAD	\$142,000	\$149,500	73	WHITE STONE
MORATTICO RD	\$40,000	\$41,300	2	LANCASTER
WINDMILL POINT ROAD	\$255,000	\$259,900	218	WHITE STONE

Figure 9: Off-water Home Sales in Lancaster County, October 2016.

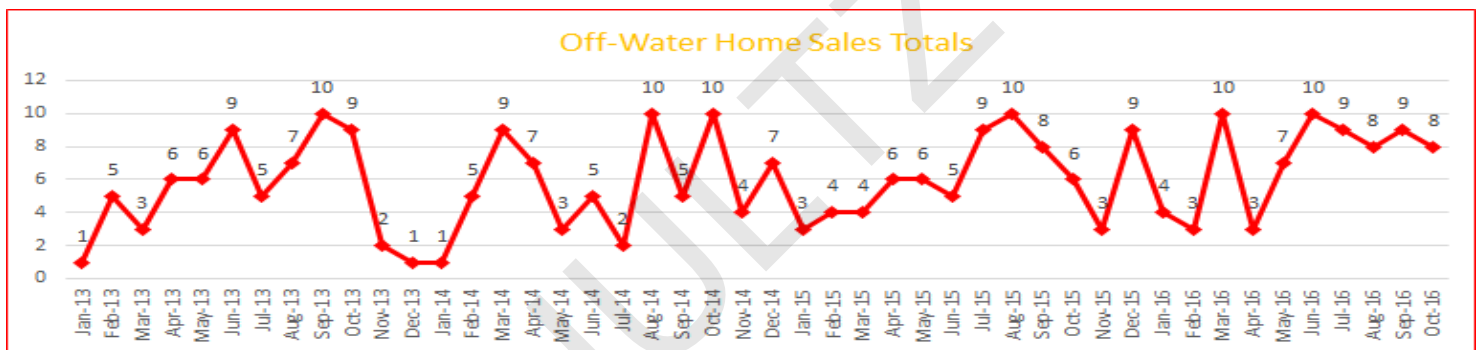


Figure 10: Off-water Home Sales by Month.

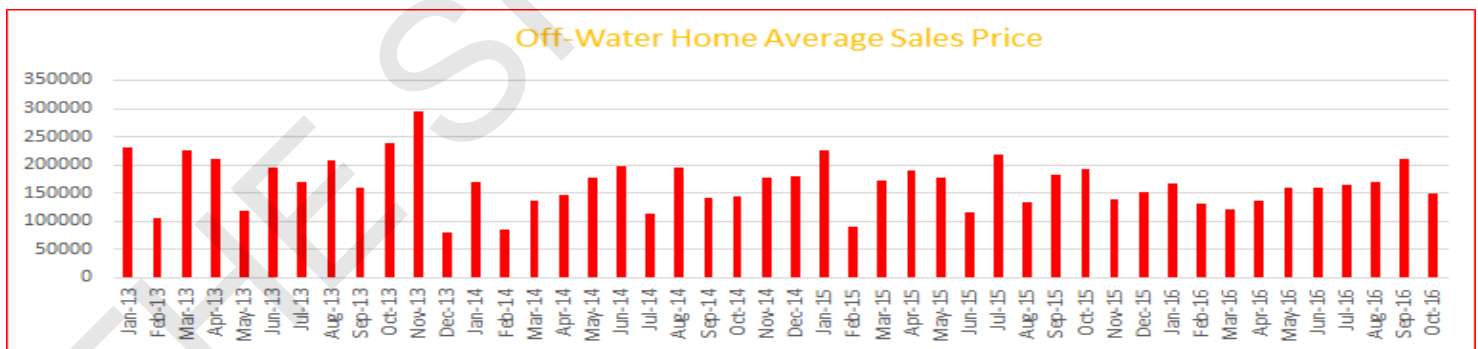


Figure 11: Average Off-water Home Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	78	61	27.9%
Dollar Volume	\$12,866,965	\$10,431,215	23.4%
Avg. Sales Price	\$164,961	\$171,004	-3.5%
Median Sales Price	\$147,250	\$155,000	-5.0%
Avg. Days on Market	302	249	21.3%

Figure 12: Year to Date Sales Comparison between 2015 and 2016 for Off-Water Homes.

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