

December 2016 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
WATERVIEW LANE	\$289,500	\$289,500	99	REEDVILLE	BRIDGE CREEK
WEST BAY DRIVE	\$570,000	\$685,000	652	KILMARNOCK	INDIAN CREEK
SANDPIPER CIRCLE	\$360,000	\$375,000	281	LOTTSBURG	YEOCOMICO RIVER
ABBY LANE	\$825,000	\$895,000	269	KILMARNOCK	DIVIDING CREEK
LEISURE COVE LN	\$420,000	\$449,000	186	KILMARNOCK	BARNES CREEK
BASS LANE	\$475,000	\$499,000	813	HEATHSVILLE	BALLS CREEK
TIMBERLINE DRIVE	\$345,100	\$359,000	350	REEDVILLE	OWENS POND
HARBOR DRIVE	\$360,000	\$398,000	226	REEDVILLE	BRIDGE CREEK
BARN POINT ROAD	\$290,000	\$375,000	1	LOTTSBURG	YEOCOMICO RIVER
BARN POINT ROAD	\$465,000	\$499,000	293	LOTTSBURG	YEOCOMICO RIVER
CHERRY HILL ROAD	\$230,000	\$249,500	240	HEATHSVILLE	HULL CREEK
CANVASBACK LANE	\$315,000	\$350,000	215	HEATHSVILLE	GREAT WICOMICO RIVER
FAIRPORT ROAD	\$380,000	\$445,000	506	REEDVILLE	COCKRELLS CREEK
SUNNYBANK ROAD	\$280,000	\$299,900	55	REEDVILLE	LITTLE WICOMICO RIVER
HARRYHOGAN RD	\$241,200	\$295,000	115	CALLAO	YEOCOMICO RIVER
MALLARD DRIVE	\$235,000	\$235,000	10	HORSEHEAD	CHESAPEAKE BAY

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

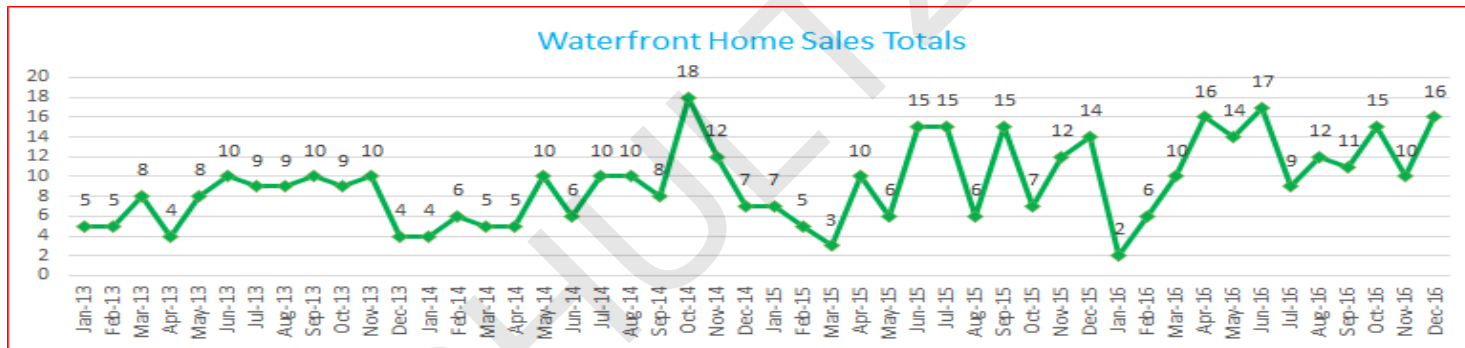


Figure 2: Waterfront Homes Sold by Month

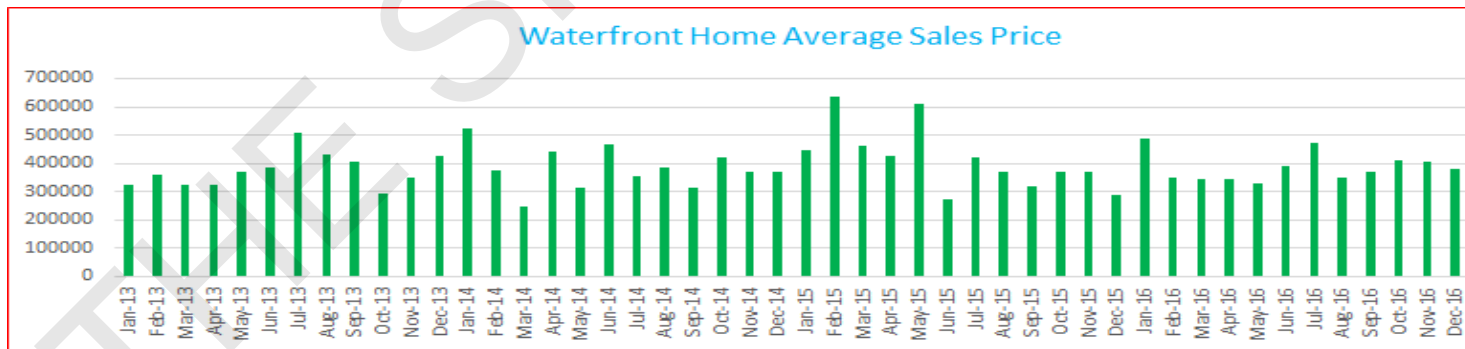


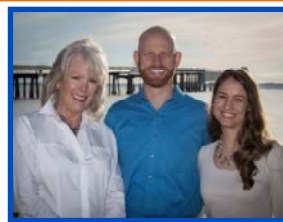
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	138	115	20.0%
Dollar Volume	\$52,189,795	\$44,051,350	18.5%
Avg. Sales Price	\$378,187	\$383,055	-1.3%
Median Sales Price	\$332,500	\$334,000	-0.4%
Avg. Days on Market	267	275	-2.7%
Inventory	152	208	-26.9%

Figure 4: Year to Date Sales Comparison Between 2015 and 2016 for Waterfront Homes

Sales Comparison 2015 and 2014			
	2015	2014	Change
Units	115	101	13.9%
Dollar Volume	\$44,051,350	\$38,265,439	15.1%
Avg. Sales Price	\$383,055	\$378,866	1.1%
Median Sales Price	\$334,000	\$349,000	-4.3%
Avg. Days on Market	275	316	-12.9%

Figure 5: Year to Date Sales Comparison Between 2014 and 2015 for Waterfront Homes



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WATERFRONT LAND:

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

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

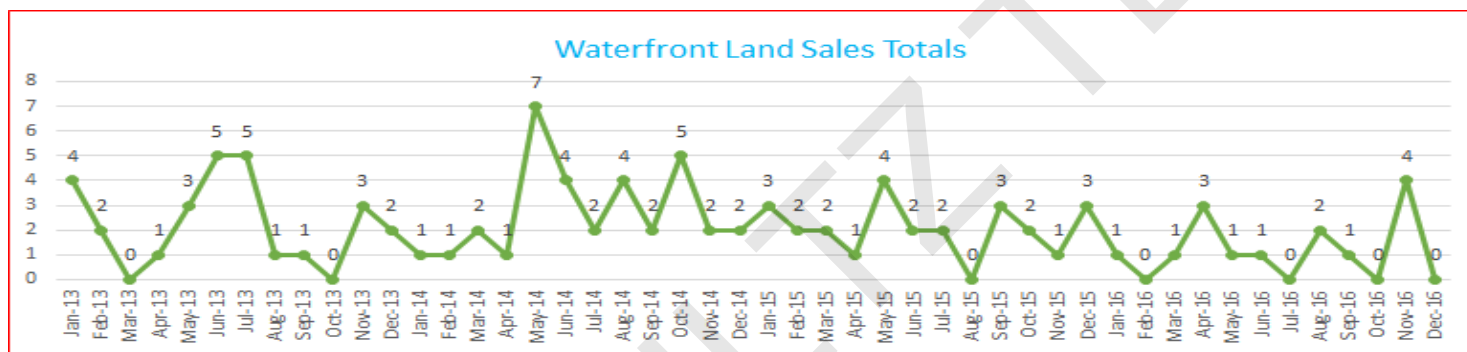


Figure 7: Waterfront Land Sales by Month.

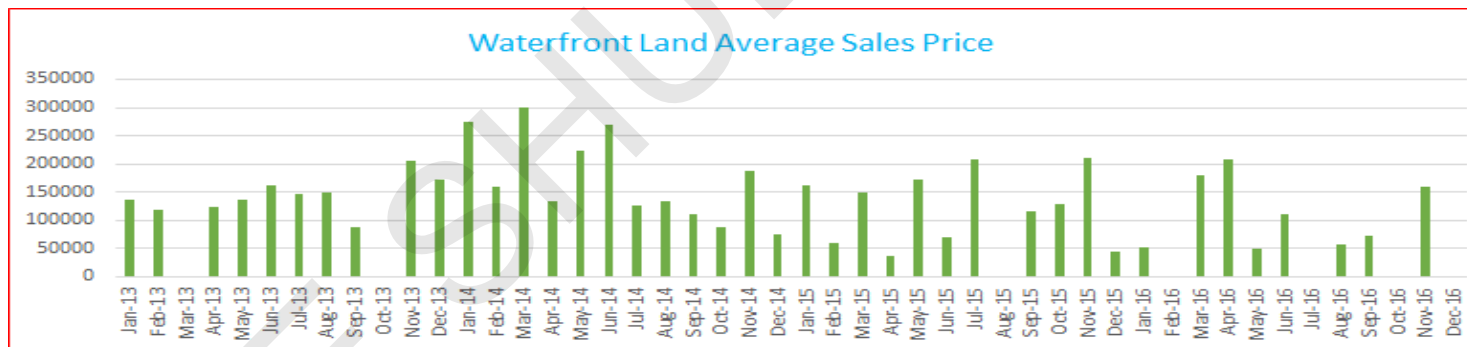


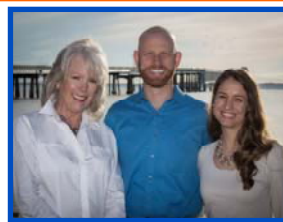
Figure 8: Average Waterfront Land Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	14	25	-44.0%
Dollar Volume	\$1,851,600	\$3,132,800	-40.9%
Avg. Sales Price	\$132,257	\$125,312	5.5%
Median Sales Price	\$82,000	\$95,000	-13.7%
Avg Days on Market	398.5	391	1.8%
Inventory	204	189	7.9%

Figure 9: Year to Date Sales Comparison Between 2015 and 2016 for Waterfront Land.

Sales Comparison 2015 and 2014			
	2015	2014	Change
Units	25	33	-24.2%
Dollar Volume	\$3,132,800	\$5,788,000	-45.9%
Avg. Sales Price	\$125,312	\$175,394	-28.6%
Median Sales Price	\$95,000	\$174,500	-45.6%
Avg. Days on Market	391	379	3.2%

Figure 10: Year to Date Sales Comparison Between 2014 and 2015 for Waterfront Land.



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OFF-WATER HOMES

Street	Sold Price	List Price	Days on Market	City/Town
CREEKS END LANE	\$129,000	\$129,000	29	KILMARNOCK
CAROLINA DRIVE	\$83,000	\$102,000	414	HEATHSVILLE
LITTLE RIVER DRIVE	\$142,500	\$159,000	166	BURGESS
LAKE ROAD	\$65,000	\$69,900	85	LOTTSBURG
CAPTAINS WAY	\$142,000	\$169,900	99	REEDVILLE
SMITH POINT ROAD	\$117,000	\$135,000	77	REEDVILLE
BROWNS STORE ROAD	\$131,500	\$132,500	213	HEATHSVILLE

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

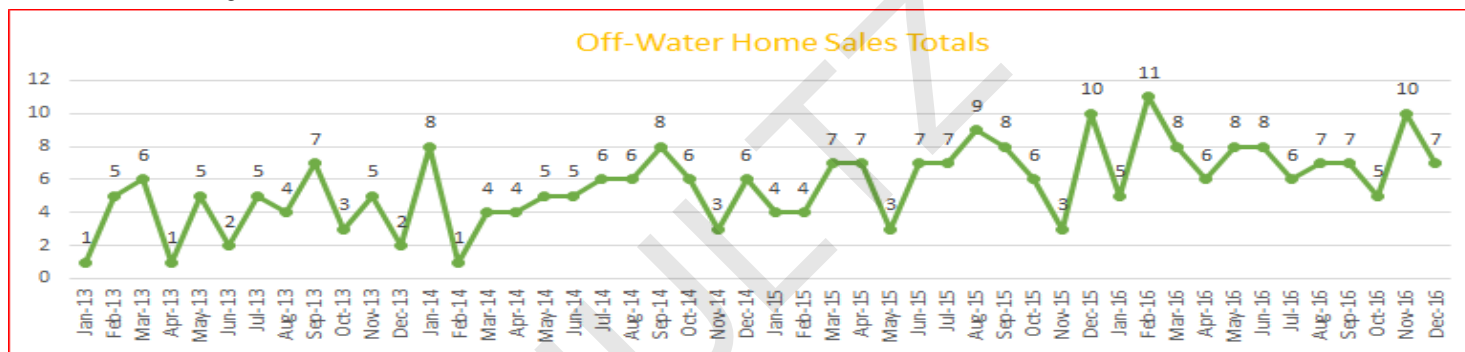


Figure 12: Off-Water Home Sales by Month.

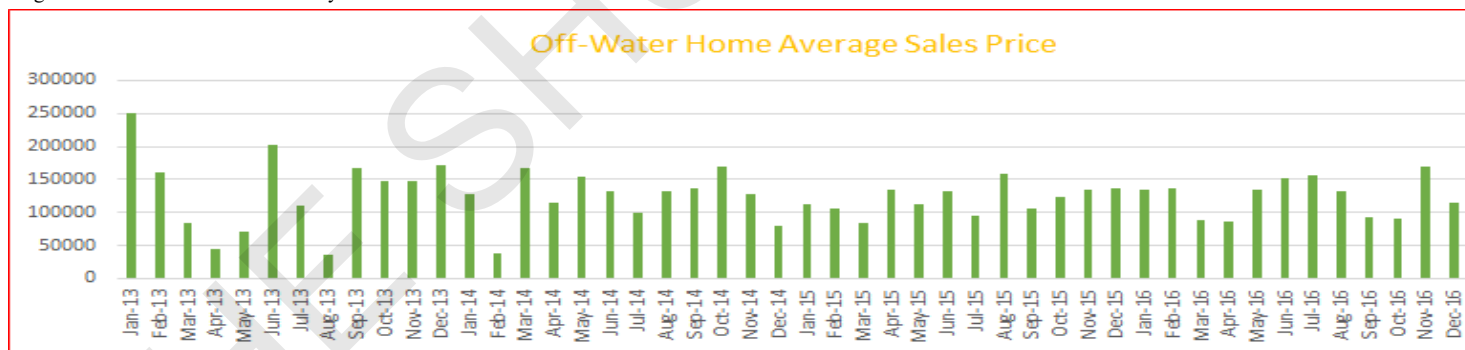


Figure 13: Average Off-water home Sales Price by Month.

Sales Comparison 2016 and 2015:			
	2016	2015	Change
Units	88	75	17.3%
Dollar Volume	\$11,170,830	\$9,125,135	22.4%
Avg. Sales Price	\$126,941	\$121,668	4.3%
Median Sales Price	\$122,500	\$107,400	14.1%
Avg. Days On Market	240	296	-23.3%
Inventory	91	127	-39.6%

Figure 14: Year to Date Sales Comparison Between 2015 and 2016 for Off-Water Homes.

Sales Comparison 2015 and 2014:			
	2015	2014	Change
Units	75	62	21.0%
Dollar Volume	\$9,125,135	\$7,990,499	14.2%
Avg. Sales Price	\$121,668	\$128,879	-5.6%
Median Sales Price	\$107,400	\$122,250	-12.1%
Avg. Days On Market	296	339	-14.5%

Figure 15: Year to Date Sales Comparison Between 2014 and 2015 for Off-Water Homes.