

September 2016 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
POTOMAC SHORE DRIVE	\$219,600	\$239,000	63	HEATHSVILLE	COD CREEK
FLORIDA DRIVE	\$275,000	\$284,900	95	HEATHSVILLE	PRESLEY CREEK
LAGRANGE AVENUE	\$347,500	\$349,900	204	KILMARNOCK	DIVIDING CREEK
LOGAN LODGE ROAD	\$850,000	\$949,000	87	KILMARNOCK	HENRYS CREEK
WITTSTAT LANE	\$215,000	\$224,900	81	HEATHSVILLE	PRESLEY CREEK
SKIPJACK LANE	\$371,500	\$389,500	57	HEATHSVILLE	GREAT WICOMICO RIVER
CAPTAINS WAY	\$165,000	\$173,000	513	REEDVILLE	WAREHOUSE CREEK
WITCH DUCK LANE	\$310,000	\$310,000	89	HEATHSVILLE	BLACK POND
SKIPJACK DRIVE	\$305,000	\$329,000	132	HEATHSVILLE	TOWLES CREEK
WHEATLAND ACRES ROAD	\$350,000	\$365,000	77	LOTTSBURG	COAN RIVER
BLUFF POINT ROAD	\$685,000	\$699,000	359	KILMARNOCK	HENRYS CREEK

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

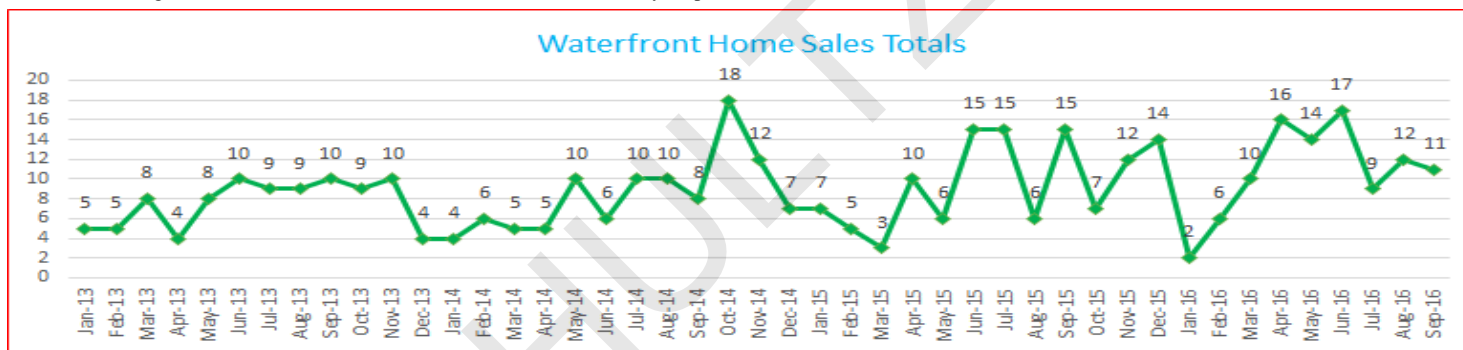


Figure 2: Waterfront Homes Sold by Month

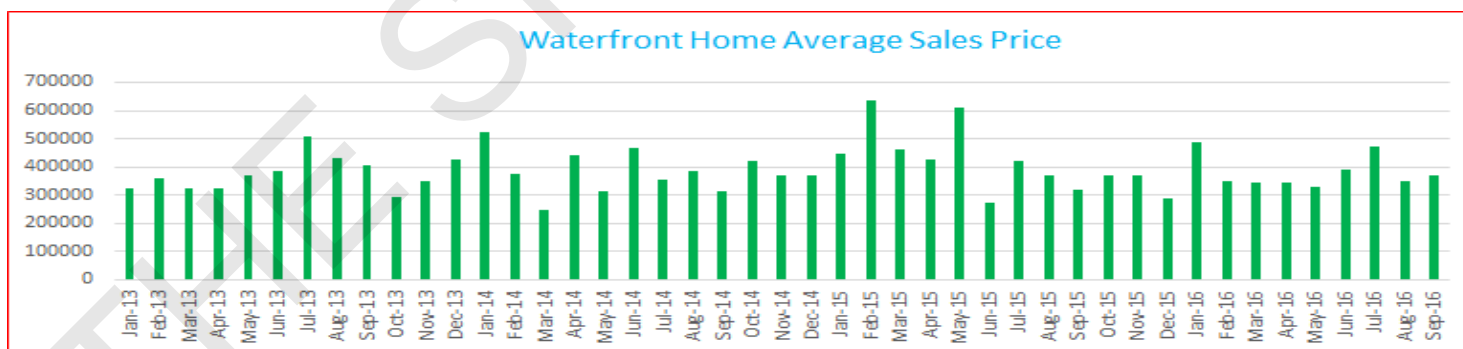
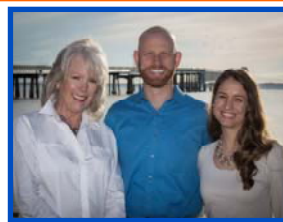


Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	97	82	18.3%
Dollar Volume	\$35,884,495	\$32,988,350	8.8%
Avg. Sales Price	\$369,943	\$402,297	-8.0%
Median Sales Price	\$330,500	\$360,000	-8.2%
Avg. Days on Market	280	261	7.6%

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
MELROSE ROAD	\$73,000	\$99,000	36	LOTTSBURG	LODGE CREEK

Figure 5: Waterfront Land Sold in Northumberland, September 2016.

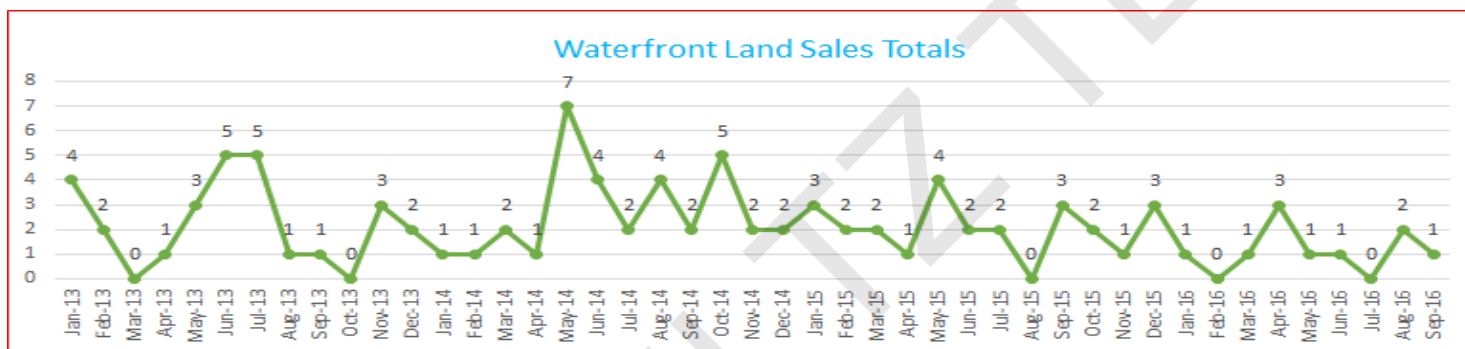


Figure 6: Waterfront Land Sales by Month.

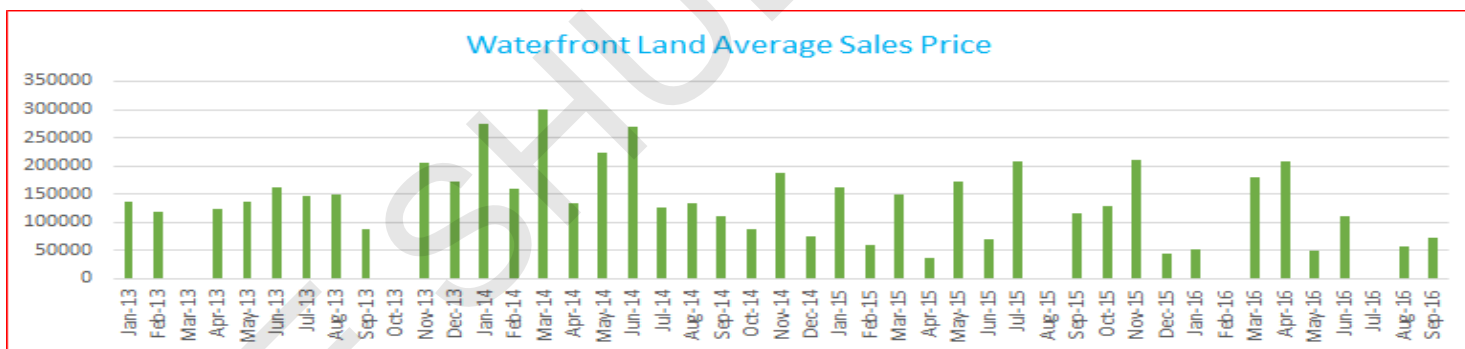
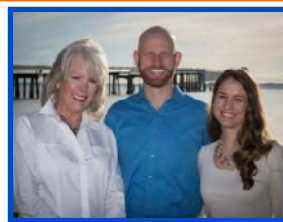


Figure 7: Average Waterfront Land Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	9	19	-52.6%
Dollar Volume	\$1,159,600	\$2,527,800	-54.1%
Avg. Sales Price	\$128,844	\$133,042	-3.2%
Median Sales Price	\$73,000	\$95,000	-23.2%
Avg Days on Market	673	412	63.3%

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



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OFF-WATER HOMES

Street	Sold Price	List Price	Days on Market	City/Town
CROWDER LANE	\$93,000	\$105,000	280	REEDVILLE
HAMPTON PLACE	\$25,000	\$33,000	121	HEATHSVILLE
NORTHUMBERLAND HWY	\$116,500	\$129,900	80	REEDVILLE
SUTTON AVENUE	\$186,000	\$170,000	170	REEDVILLE
RICHMOND ROAD	\$62,000	\$72,500	136	CALLAO
NORTHUMBERLAND HWY	\$116,500	\$129,900	1129	REEDVILLE
BUNDICK RD	\$44,000	\$49,000	136	LOTTSBURG

Figure 9: Off-Water Homes Sold in Northumberland, September 2016.

Off-Water Home Sales Totals

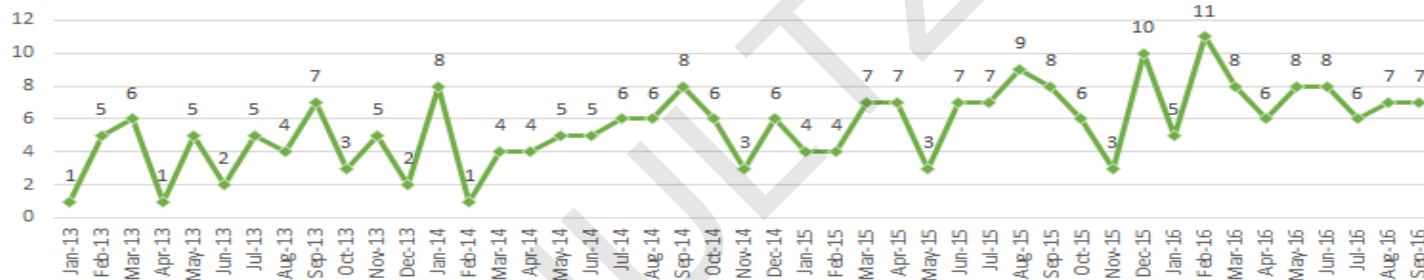


Figure 10: Off-Water Home Sales by Month.

Off-Water Home Average Sales Price

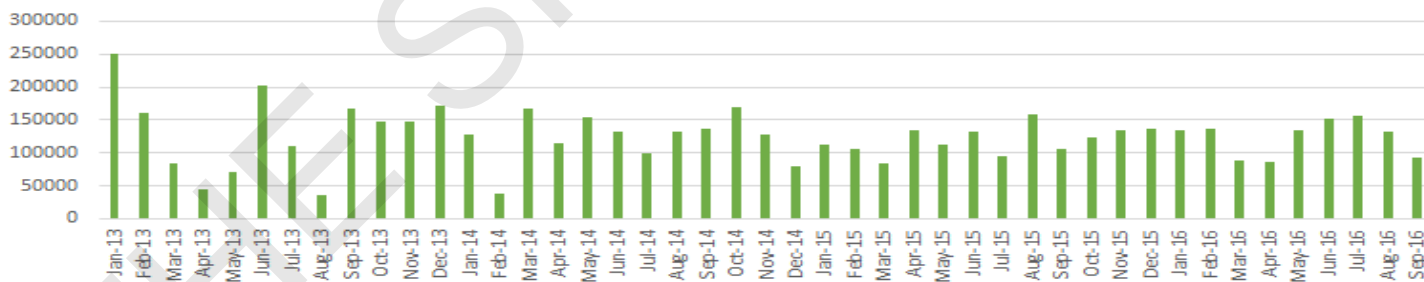


Figure 11: Average Off-water home Sales Price by Month.

Sales Comparison 2016 and 2015:			
	2016	2015	Change
Units	66	56	17.9%
Dollar Volume	\$8,215,130	\$6,629,235	23.9%
Avg. Sales Price	\$124,472	\$118,379	5.1%
Median Sales Price	\$118,250	\$104,950	12.7%
Avg. Days On Market	228	294	-28.9%

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

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