

November 2016 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
EAGLES NEST LANE	\$419,000	\$419,000	75	HEATHSVILLE	CUBITT CREEK
WOODDUCK CIRCLE	\$385,000	\$399,000	100	HEATHSVILLE	HULL CREEK
JOSEPH BALL LN	\$410,000	\$429,900	89	KILMARNOCK	DIVIDING CREEK
FOREST HAVEN LANE	\$210,000	\$219,995	177	REEDVILLE	BRIDGE CREEK
HOPEDALE FARM ROAD	\$490,000	\$499,000	438	REEDVILLE	TASKMAKER CREEK
SKIPJACK LANE	\$339,000	\$369,000	63	HEATHSVILLE	GREAT WICOMICO RIVER
ICE HOUSE COVE LANE	\$695,000	\$697,500	64	HEATHSVILLE	GREAT WICOMICO RIVER
SHERWOOD DRIVE	\$210,000	\$219,000	266	REEDVILLE	COD CREEK
COAN HAVEN ROAD	\$370,000	\$389,900	303	LOTTSBURG	COAN RIVER
CLIFTON LANDING LANE	\$540,000	\$559,900	182	KILMARNOCK	INDIAN CREEK

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

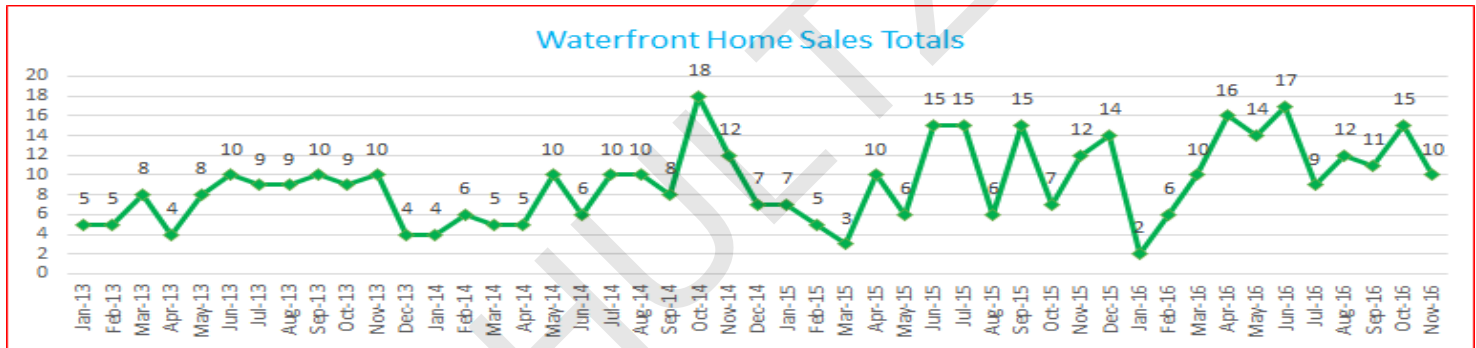


Figure 2: Waterfront Homes Sold by Month

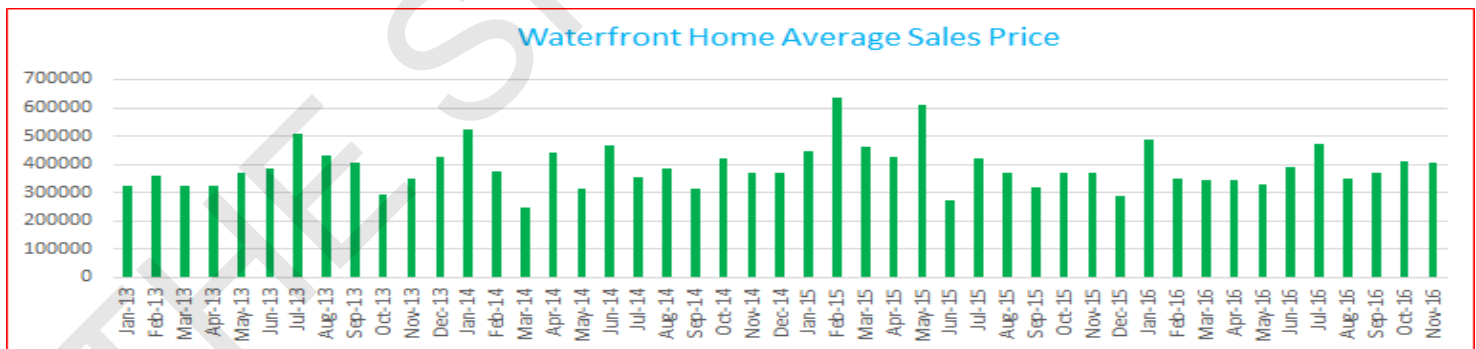
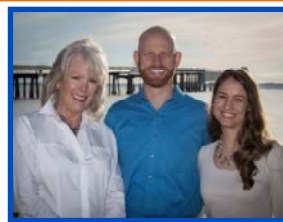


Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	122	101	20.8%
Dollar Volume	\$46,108,995	\$39,990,850	15.3%
Avg. Sales Price	\$377,943	\$395,949	-4.5%
Median Sales Price	\$330,500	\$360,000	-8.2%
Avg. Days on Market	267	266	0.4%

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
Bussel Point Road	\$225,000	\$275,000	279	HEATHSVILLE	CRANES CREEK
Smith Point View	\$52,500	\$70,000	155	REEDVILLE	LITTLE WICOMICO RIVER
Jessie Dupont Memorial Hw	\$190,000	\$199,000	78	BURGESS	GREAT WICOMICO RIVER
Cabell Lane	\$175,000	\$195,000	123	OPHELIA	CHESAPEAKE BAY

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

Waterfront Land Sales Totals

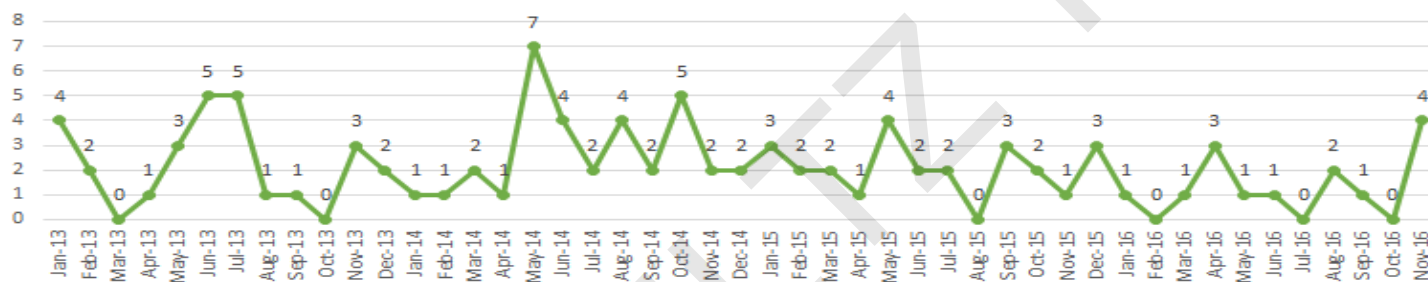


Figure 6: Waterfront Land Sales by Month.

Waterfront Land Average Sales Price

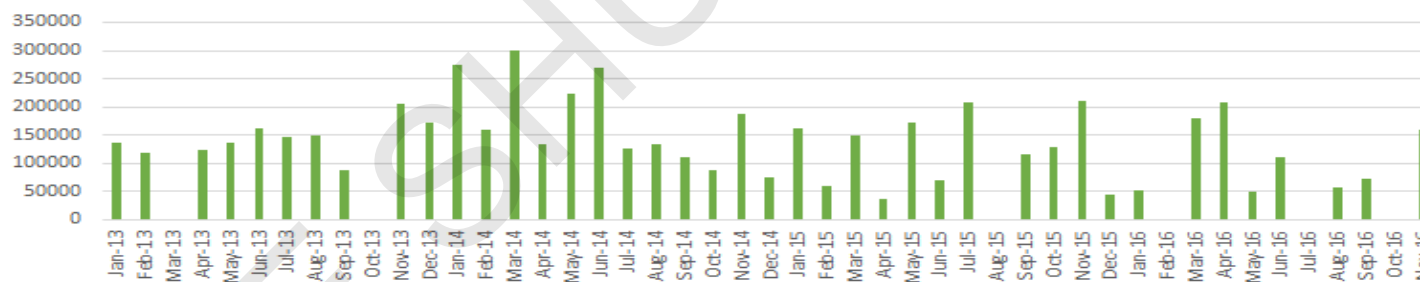
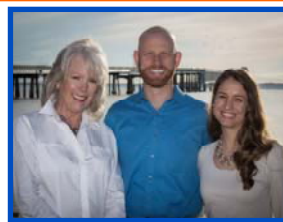


Figure 7: Average Waterfront Land Price by Month.

Sales Comparison 2016 and 2015

	2016	2015	Change
Units	13	22	-40.9%
Dollar Volume	\$1,802,100	\$2,997,800	-39.9%
Avg. Sales Price	\$138,623	\$136,264	1.7%
Median Sales Price	\$91,000	\$96,250	-5.5%
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
Comanche Lane	\$230,000	\$259,000	84	KILMARNOCK
Mallard Drive	\$275,000	\$279,000	178	HEATHSVILLE
Sutton Avenue	\$90,000	\$99,000	140	REEDVILLE
Lewis Lane	\$68,500	\$70,000	95	HEATHSVILLE
Lancelot Drive	\$162,500	\$169,900	276	REEDVILLE
Main Street	\$255,000	\$269,000	496	REEDVILLE
Walmsley Road	\$225,000	\$239,900	277	CALLAO
Lakeview Drive	\$125,000	\$135,000	85	HEATHSVILLE
Cowart Road	\$180,000	\$190,000	119	LOTTSBURG
Northumberland Hwy	\$80,900	\$79,900	343	HEATHSVILLE

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

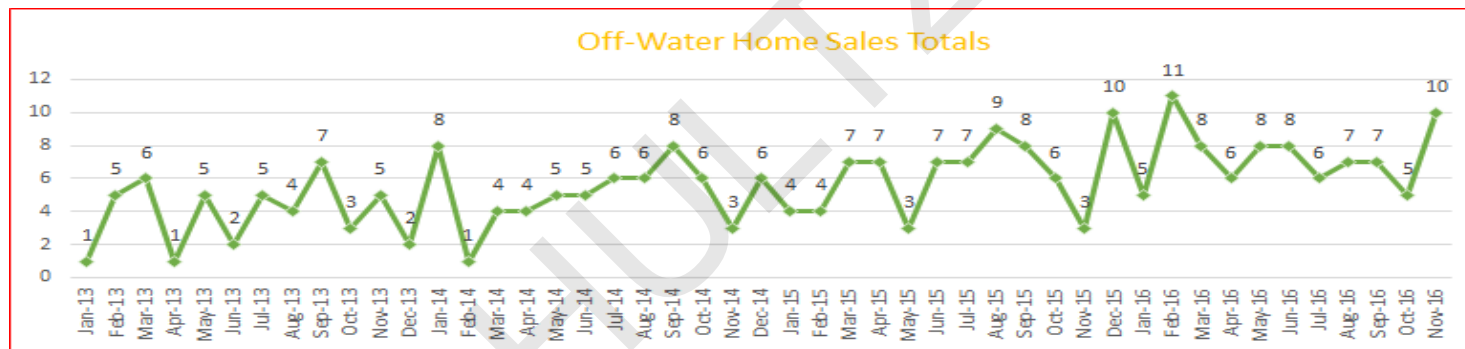


Figure 10: Off-Water Home Sales by Month.

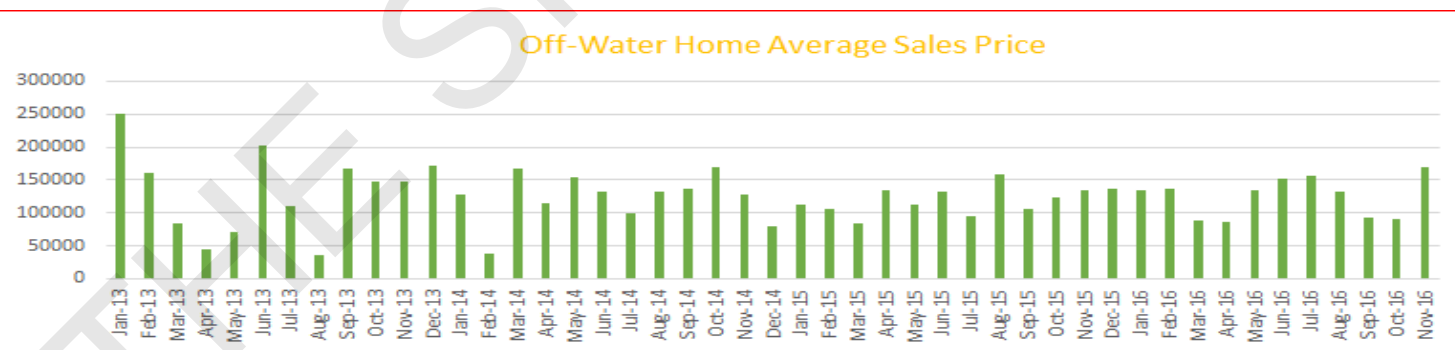


Figure 11: Average Off-water home Sales Price by Month.

Sales Comparison 2016 and 2015:			
	2016	2015	Change
Units	81	65	24.6%
Dollar Volume	\$10,360,830	\$7,767,235	33.4%
Avg. Sales Price	\$127,911	\$119,496	7.0%
Median Sales Price	\$120,000	\$104,900	14.4%
Avg. Days On Market	247	271	-9.4%

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

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