

October 2016 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
TWIN COVE LANE	\$280,000	\$299,000	98	OPHELIA	LITTLE WICOMICO RIVER
CAREFREE LANE	\$329,000	\$329,000	525	KILMARNOCK	DIVIDING CREEK
BUOY DRIVE	\$227,000	\$239,900	266	HEATHSVILLE	GREAT WICOMICO RIVER
LAUREL LANE	\$305,000	\$324,900	201	HEATHSVILLE	LITTLE WICOMICO RIVER
LAKE VIEW DRIVE	\$225,000	\$247,000	288	HEATHSVILLE	GREAT WICOMICO RIVER
TRANQUILITY ROAD	\$980,000	\$999,000	525	REEDVILLE	CHESAPEAKE BAY
FOUNTAIN GATE ROAD	\$799,000	\$799,000	123	HEATHSVILLE	HULL CREEK
JARVIS POINT RD	\$620,000	\$689,000	376	KILMARNOCK	JARVIS CREEK
SWEET HALL DRIVE	\$250,000	\$250,000	213	REEDVILLE	BRIDGE CREEK
LEE DALE DRIVE	\$372,000	\$399,000	254	WICOMICO CHURCH	BARRETT CREEK
CUBITT CREEK RD	\$405,000	\$475,000	150	HEATHSVILLE	CUBITT CREEK
VIRMAR BEACH ROAD	\$250,000	\$255,000	228	BURGESS	POTOMAC RIVER
FOREST LANDING ROAD	\$315,000	\$324,000	80	HEATHSVILLE	COAN RIVER
COWART ROAD	\$550,000	\$599,000	266	LOTTSBURG	GLEBE CREEK
JESSIE DUPONT MEM HWY	\$249,500	\$255,000	58	BURGESS	GREAT WICOMICO RIVER

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

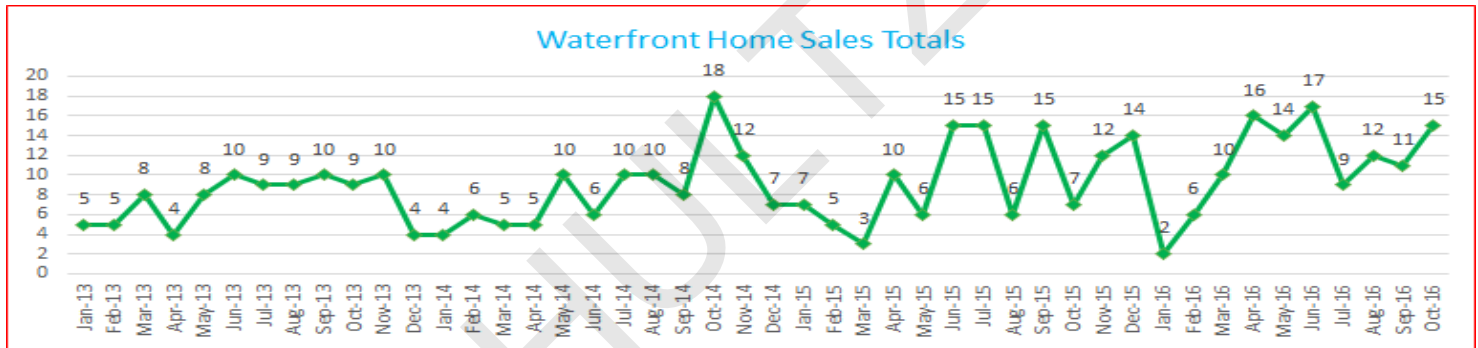


Figure 2: Waterfront Homes Sold by Month

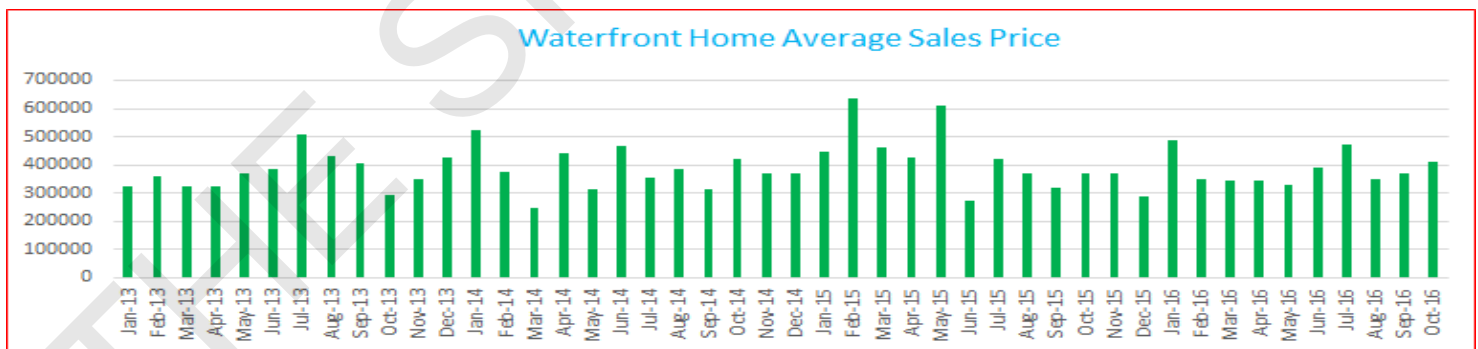
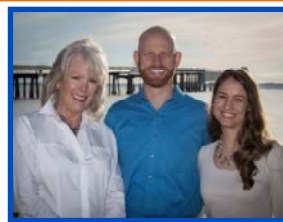


Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	112	89	25.8%
Dollar Volume	\$42,040,995	\$35,576,850	18.2%
Avg. Sales Price	\$375,366	\$399,740	-6.1%
Median Sales Price	\$330,500	\$360,000	-8.2%
Avg. Days on Market	275	279	-1.1%

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
NO SALES THIS MONTH					

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

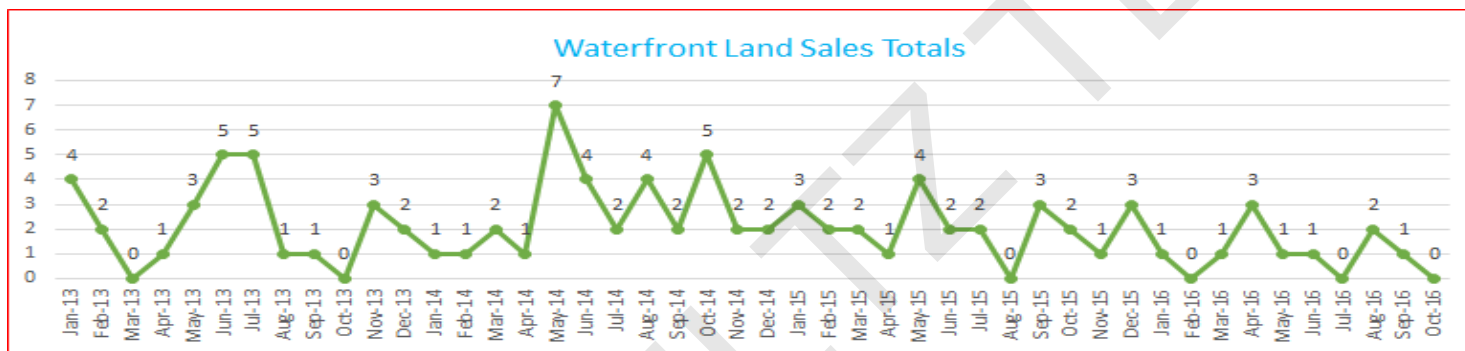


Figure 6: Waterfront Land Sales by Month.

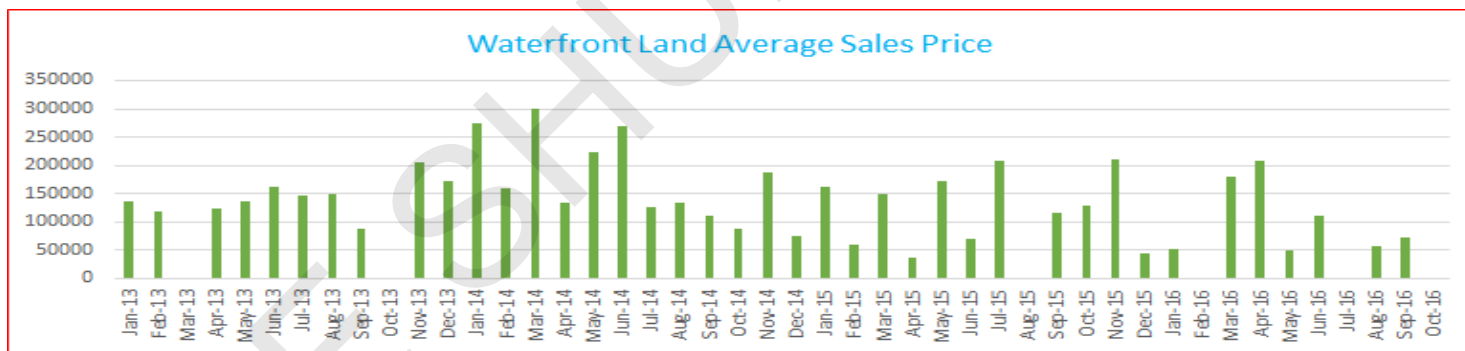


Figure 7: Average Waterfront Land Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	9	21	-57.1%
Dollar Volume	\$1,159,600	\$2,787,800	-58.4%
Avg. Sales Price	\$128,844	\$132,752	-2.9%
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
PARKER ROAD	\$50,000	\$65,000	2261	REEDVILLE
FLORIDA DRIVE	\$135,000	\$149,500	365	HEATHSVILLE
LANCELOT DRIVE	\$130,000	\$134,900	130	REEDVILLE
LIGHTHOUSE VIEW DRIVE	\$75,000	\$79,500	127	HEATHSVILLE
RIDGE RD	\$63,800	\$146,800	11	CALLAO

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

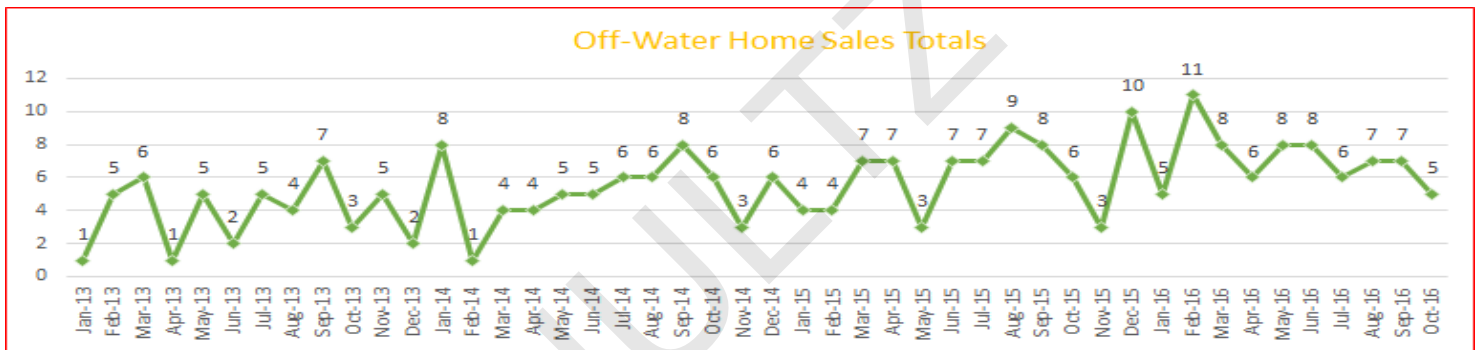


Figure 10: Off-Water Home Sales by Month.

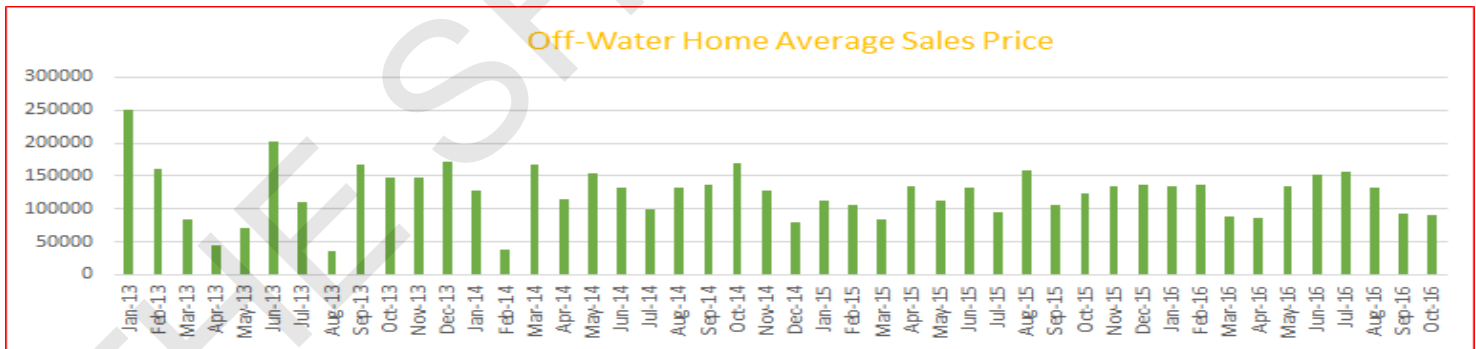


Figure 11: Average Off-water home Sales Price by Month.

Sales Comparison 2016 and 2015:			
	2016	2015	Change
Units	71	62	14.5%
Dollar Volume	\$8,668,930	\$7,366,735	17.7%
Avg. Sales Price	\$122,098	\$118,818	2.8%
Median Sales Price	\$117,500	\$104,950	12.0%
Avg. Days On Market	253	277	-9.6%

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

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