



July 2016 Sales Report: Middlesex County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
OSPREY LN	\$180,000	\$175,000	192	Locust Hill	WHITING CREEK
STOVE POINT ROAD	\$640,000	\$695,000	371	DELTAVILLE	PIANKATANK RIVER
OYSTER ROAD	\$455,000	\$499,300	31	URBANNA	URBANNA CREEK

Figure 1: Waterfront Homes Sold in Middlesex County, July 2016

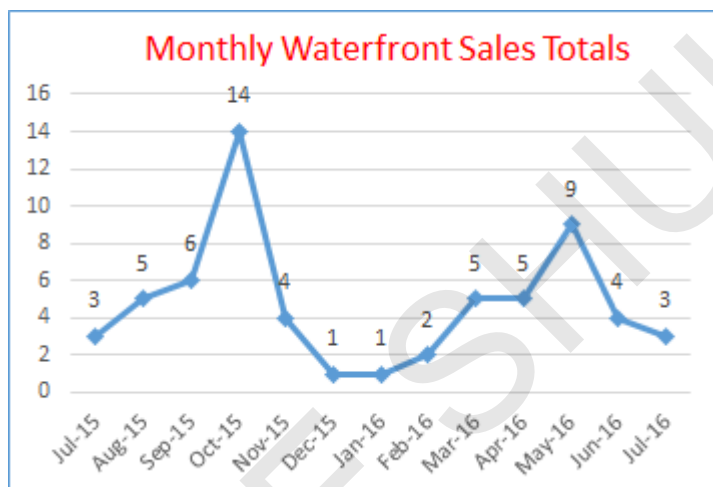


Figure 2: Waterfront Home Sales Totals by Month

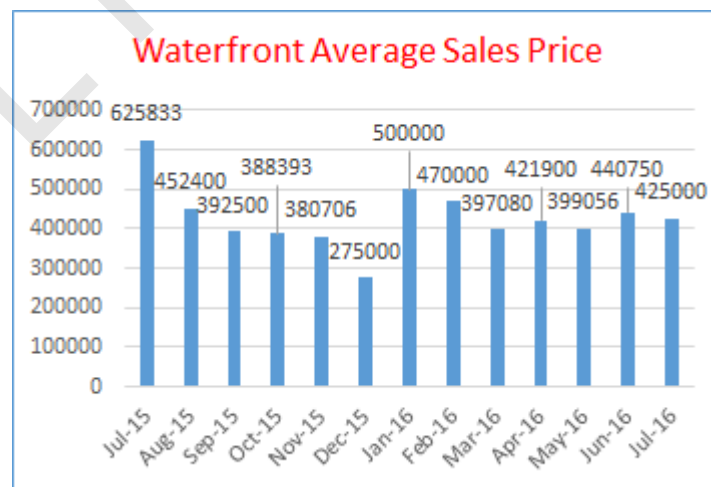


Figure 3: Waterfront Home Average Sales Price by Month.

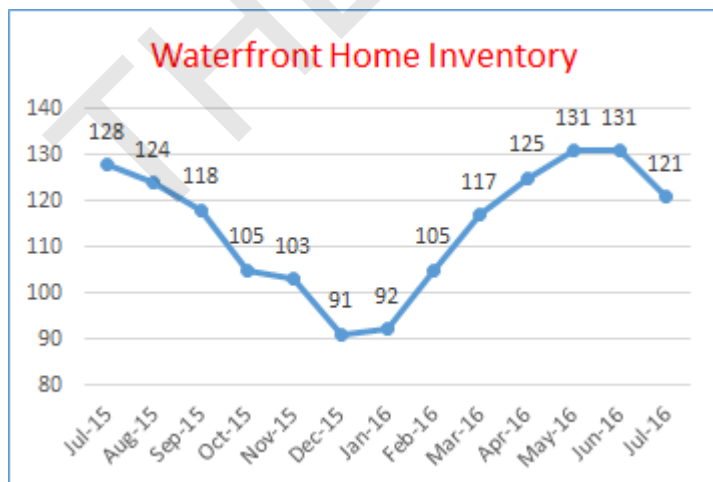
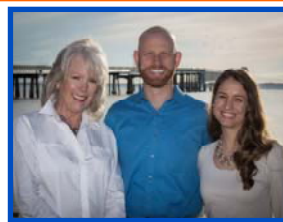


Figure 4: Waterfront Home Inventory.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	29	34	-14.7%
Dollar Volume	\$12,164,400	\$14,976,400	-18.8%
Avg Sales Price	\$419,462	\$427,897	-2.0%
Median Sales Price	\$425,000	\$330,000	28.8%
Avg. Days on Market	155	247	-37.5%
Inventory	121	127	-4.7%

Figure 5: Year to Date Sales Comparison Between 2015 and 2016 for Waterfront



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OFF-WATER HOMES

Street	Sold Price	List Price	Days on Market	City/Town
HONEYSUCKLE	\$49,000	\$49,900	108	DELTAVILLE
WATSON LANDING	\$150,500	\$159,000	68	SALUDA
CARDINAL LANE	\$240,000	\$263,500	118	DELTAVILLE
LIGHTHOUSE LANE	\$112,700	\$118,000	116	DELTAVILLE
LOVERS LANE	\$145,000	\$153,950	287	DELTAVILLE
LINDEN AVE	\$259,000	\$259,900	127	URBANNA
JACKSON FARM LANE	\$170,500	\$189,000	162	DELTAVILLE
PARK ST	\$183,000	\$199,000	163	URBANNA
HONEYSUCKLE LN	\$190,000	\$195,000	20	DELTAVILLE
BENNETT FARM ROAD	\$281,000	\$294,900	255	LOCUST HILL
BOB'S HOLE RD	\$210,000	\$219,000	91	TOPPING
SW COACH POINT ROAD	\$220,000	\$229,000	122	HARTFIELD
HEALYS ROAD	\$217,500	\$255,000	308	LOCUST HILL
BURCHS MILL RD	\$309,900	\$279,900	12	URBANNA
GENERAL PULLER HIGHWAY	\$105,000	\$115,000	272	HARTFIELD

Figure 6: Off-Water Homes Sold in Middlesex County, July 2016.

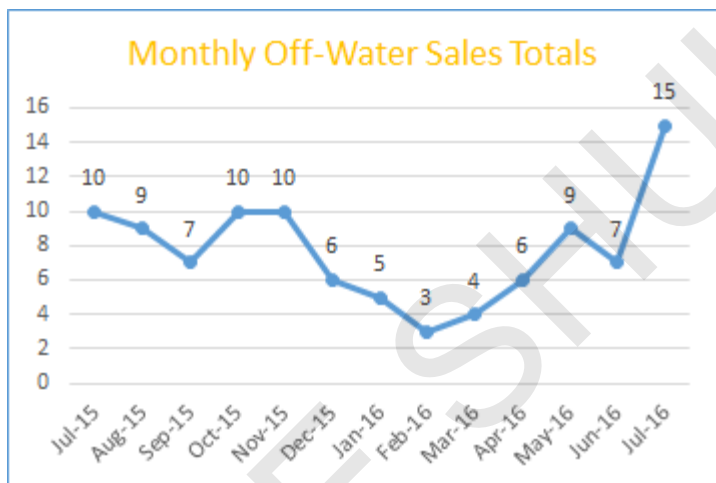


Figure 7: Off-Water Home Sales Totals by Month.

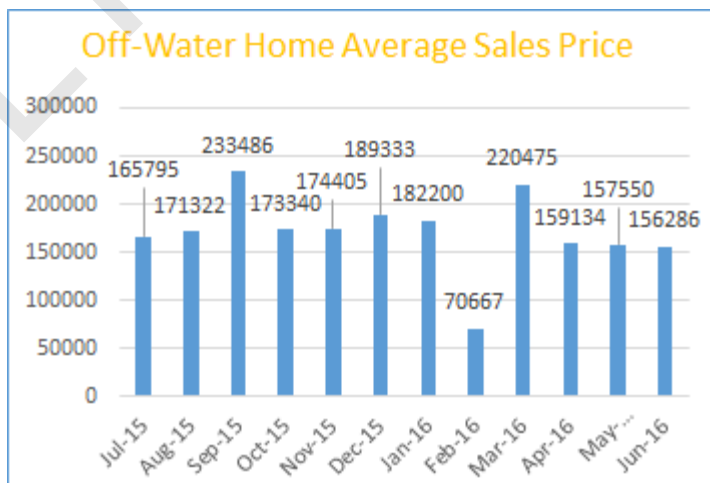


Figure 8: Average Off-Water Home Price by Month.

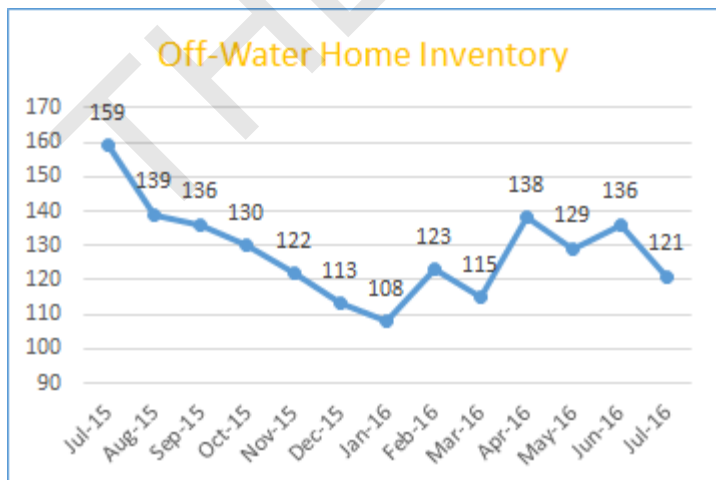


Figure 9: Off-Water Home Inventory.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	49	49	0.0%
Dollar Volume	\$8,314,751	\$7,858,000	5.8%
Avg Sales Price	\$169,689	\$160,367	5.8%
Median Sales Price	\$152,000	\$159,000	-4.4%
Avg. Days on Market	128	214	-40.2%
Inventory	121	152	-20.4%

Figure 10: Year to Date Sales Comparison Between 2015 and 2016 for Off-Water Homes.

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