

August 2016 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
HENRYS VIEW LN.	\$375,000	\$400,000	554	KILMARNOCK	HENRYS CREEK
HARDING LANE	\$149,000	\$175,000	193	LOTTSBURG	COAN RIVER
TOWER POINT LANE	\$585,000	\$599,000	27	KILMARNOCK	PRENTICE CREEK
FERRY POINT ROAD	\$380,000	\$425,000	561	NORTHUMBERLAND	GREAT WICOMICO RIVER
BAY QUARTER DRIVE	\$330,000	\$349,000	64	HEATHSVILLE	POTOMAC RIVER
LUCOM POINT DRIVE	\$188,000	\$195,000	92	BURGESS	WHAYS CREEK
OLD FARM LANE ROAD	\$310,000	\$325,000	339	LOTTSBURG	COAN RIVER
CURVE WAY	\$219,000	\$239,000	88	HEATHSVILLE	HULL CREEK
EAST FAIRWAY DRIVE	\$828,000	\$892,000	107	KILMARNOCK	INDIAN CREEK
HARBOR DRIVE	\$270,000	\$299,900	783	REEDVILLE	BRIDGE CREEK
SHERWOOD DRIVE	\$279,500	\$284,500	78	REEDVILLE	LITTLE WICOMICO RIVER
WHAYS CREEK ROAD	\$305,000	\$324,000	75	REEDVILLE	WHAYS CREEK

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

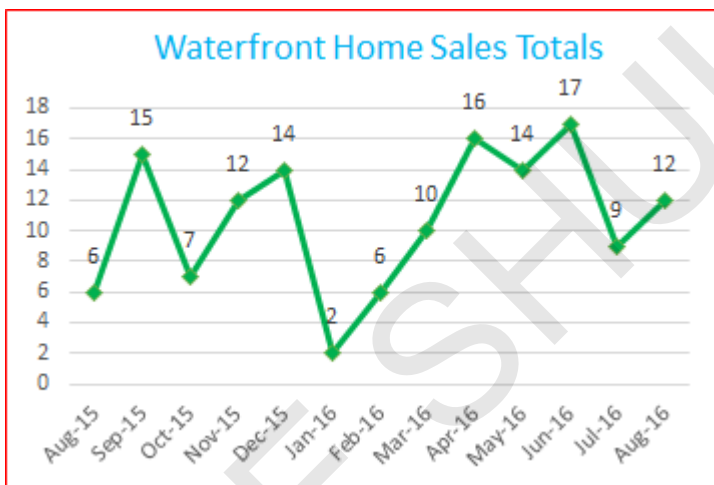


Figure 2: Waterfront Homes Sold by Month

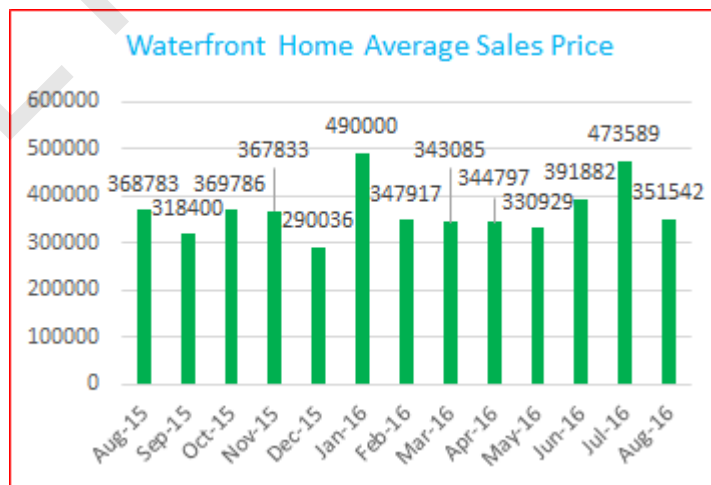


Figure 3: Waterfront Home Average Sales Price by Month.

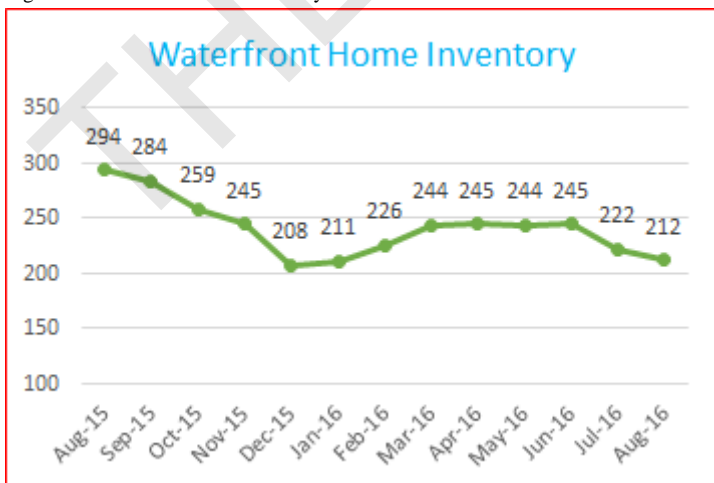
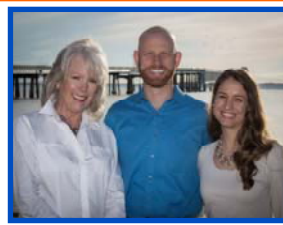


Figure 4: Waterfront Home Inventory.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	86	67	28.4%
Dollar Volume	\$31,790,895	\$28,212,350	12.7%
Avg. Sales Price	\$369,662	\$421,080	-12.2%
Median Sales Price	\$330,500	\$372,700	-11.3%
Avg. Days on Market	296	252	17.6%
Inventory	212	294	-27.9%

Figure 5: 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
MOB NECK ROAD	\$57,500	\$65,000	719	HEATHSVILLE	CONDIT POND
SMITH POINT ROAD	\$59,500	\$79,000	141	REEDVILLE	SLOOP CREEK

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

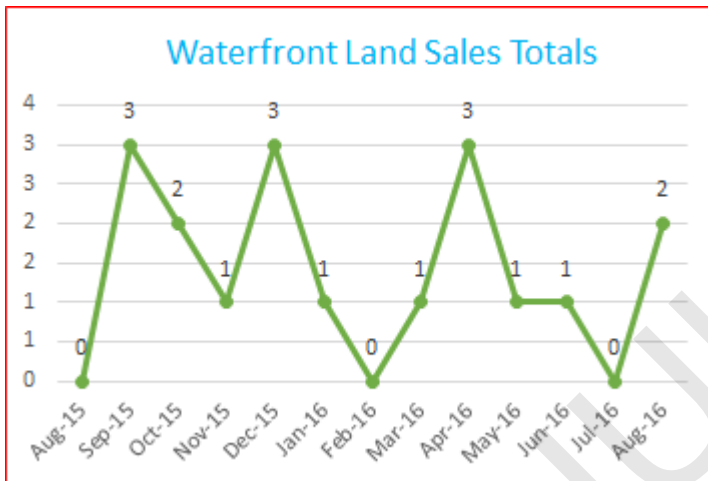


Figure 7: Waterfront Land Sales by Month.

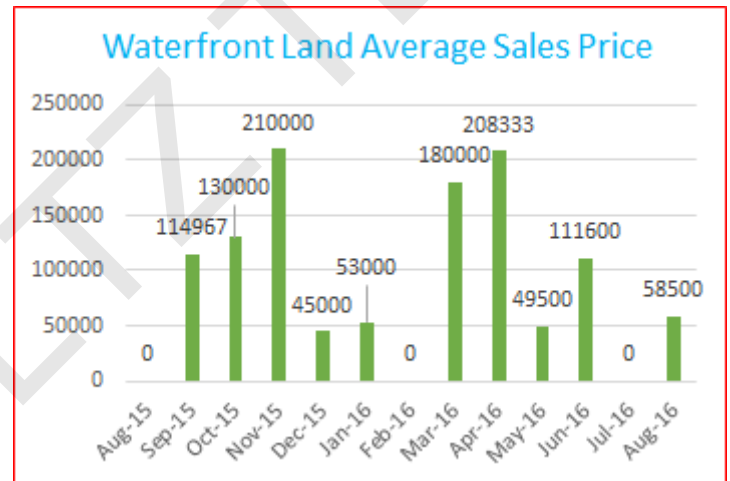


Figure 8: Average Waterfront Land Price by Month.

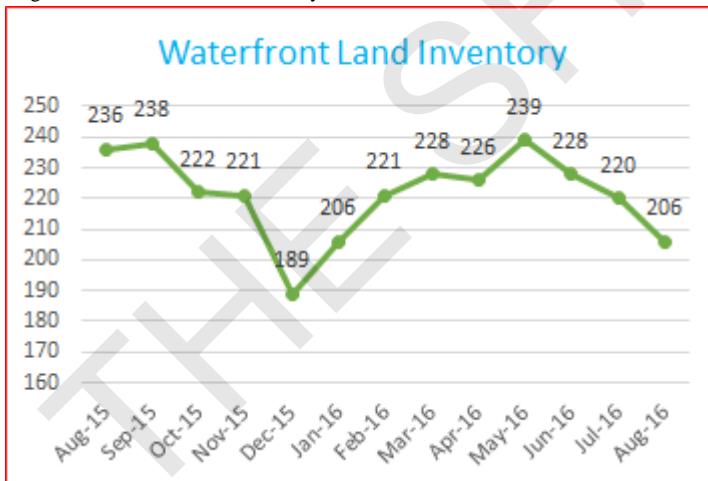
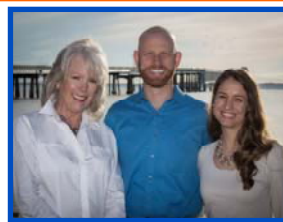


Figure 9: Waterfront Land Inventory.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	8	16	-50.0%
Dollar Volume	\$1,086,600	\$2,182,900	-50.2%
Avg. Sales Price	\$135,825	\$136,431	-0.4%
Median Sales Price	\$75,250	\$96,250	-21.8%
Avg Days on Market	673	412	63.3%
Inventory	206	236	-12.7%

Figure 10: 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
LOCUST LANE	\$82,000	\$79,950	66	CALLAO
VILLAGE GREEN DR	\$149,950	\$149,950	29	CALLAO
GREENFIELD POINT ROAD	\$180,000	\$185,000	146	REEDVILLE
HAMPTON PLACE	\$102,500	\$110,000	458	HEATHSVILLE
LANE RD	\$91,000	\$140,000	106	REEDVILLE
LAUREL DRIVE	\$190,000	\$199,000	113	HEATHSVILLE
BLUFF POINT ROAD	\$138,500	\$135,000	53	KILMARNOCK

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

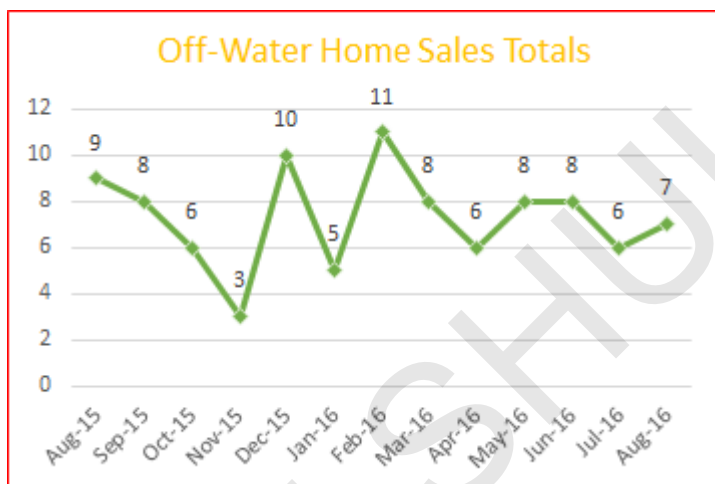


Figure 12: Off-Water Home Sales by Month.

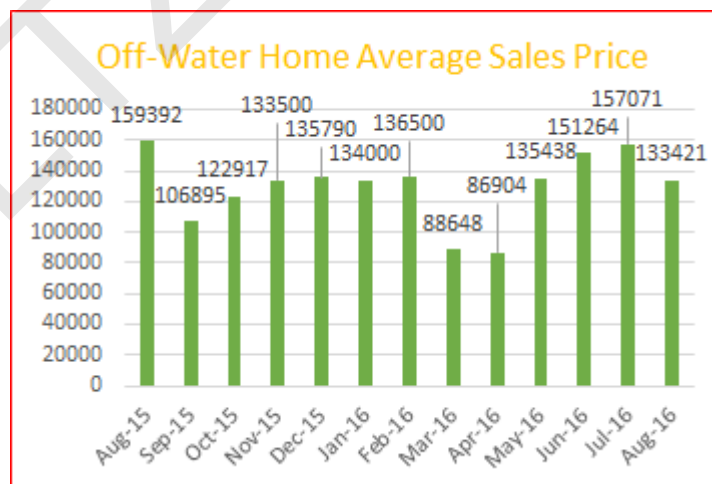


Figure 13: Average Off-water home Sales Price by Month.

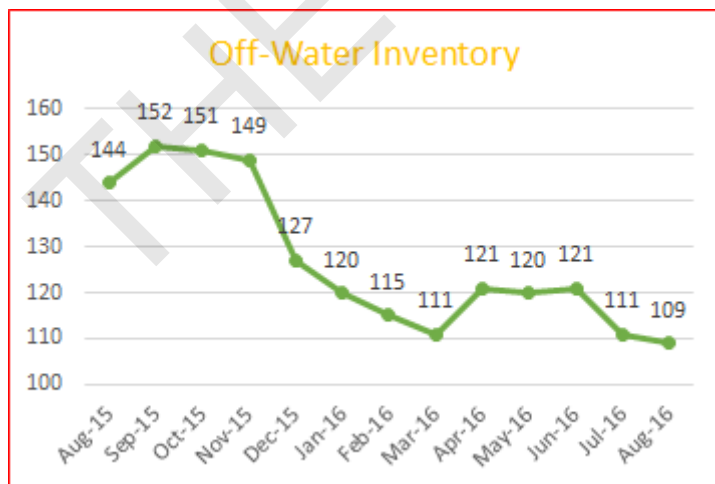


Figure 14: Off-Water Home Inventory

Sales Comparison 2016 and 2015:			
	2016	2015	Change
Units	59	48	22.9%
Dollar Volume	\$7,572,130	\$5,774,075	31.1%
Avg. Sales Price	\$128,341	\$120,293	6.7%
Median Sales Price	\$125,000	\$104,950	19.1%
Avg. Days On Market	220	301	-36.4%
Inventory	109	144	-32.1%

Figure 15: Year to Date Sales Comparison Between 2015 and 2016 for Off-Water Homes.