

## October 2016 Sales Report: Middlesex County

### WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
KELLUM AVE	\$277,000	\$299,500	82	DELTAVILLE	STURGEON CREEK
BOB WHITE LN	\$372,000	\$395,000	24	LOCUST HILL	WHITINGS CREEK
MUSICK LANE	\$440,000	\$459,500	568	DELTAVILLE	STURGEON CREEK
LANSDOWNE CT	\$315,000	\$335,000	150	URBANNA	URBANNA CREEK
STOVE POINT ROAD	\$625,000	\$627,500	459	DELTAVILLE	PIANKATANK RIVER
FISHING BAY ROAD	\$430,000	\$435,000	81	DELTAVILLE	PIANKATANK RIVER

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

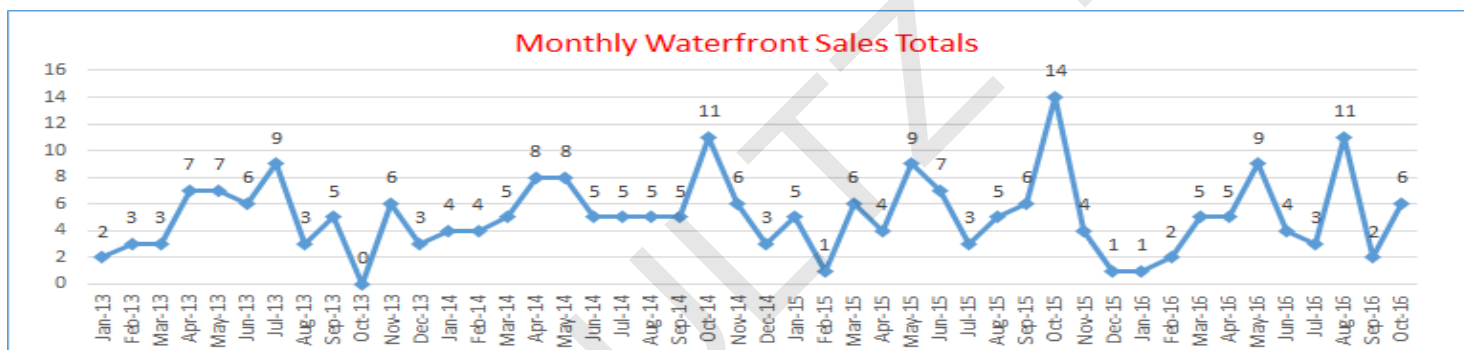


Figure 2: Waterfront Home Sales Totals by Month

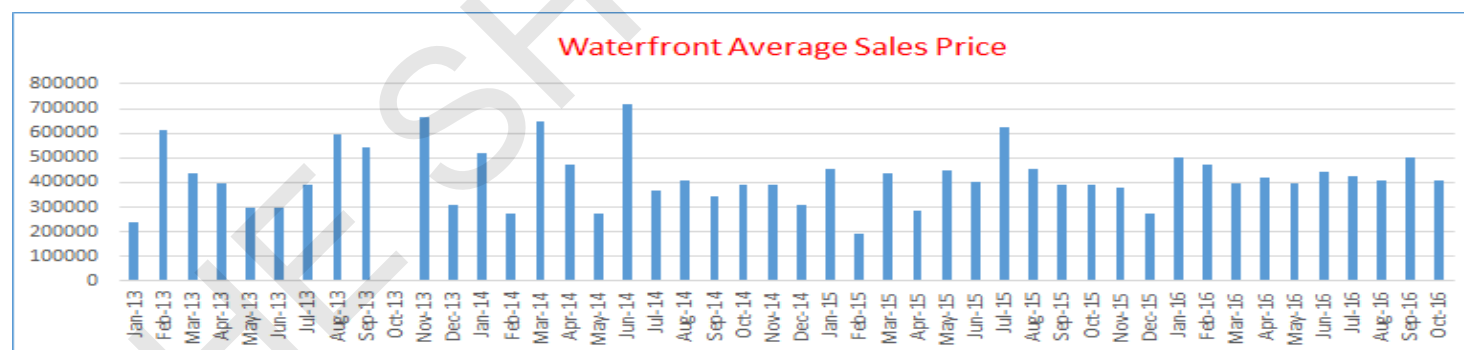


Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	48	60	-20.0%
Dollar Volume	\$20,118,300	\$25,030,900	-19.6%
Avg Sales Price	\$419,131	\$417,182	0.5%
Median Sales Price	\$394,250	\$365,000	8.0%
Avg. Days on Market	177	244	-27.4%

Figure 4: Year to Date Sales Comparison Between 2015 and 2016 for Waterfront Homes.



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### OFF-WATER HOMES

Street	Sold Price	List Price	Days on Market	City/Town
OAK DR	\$145,000	\$145,000	133	HARTFIELD
WARES BRIDGE ROAD	\$305,000	\$378,600	1320	CHURCH VIEW
BERRYVILLE SHORES DRIVE	\$243,000	\$259,000	32	DELTAVILLE
LOVERS LN	\$350,000	\$364,900	0	DELTAVILLE
TAYLOR AVENUE	\$42,000	\$84,500	516	URBANNA
MOORES POINTE RD	\$172,000	\$175,000	41	DELTAVILLE
GRACE AVE	\$137,000	\$149,000	13	URBANNA
BRISTOW LANE	\$225,000	\$219,900	66	URBANNA
MARSTON AVE	\$275,000	\$299,950	6	URBANNA
WILD GOOSE DR	\$155,900	\$159,975	151	HARDYVILLE
JACKSON CREEK RD	\$345,000	\$349,000	95	DELTAVILLE
SCOGGINS CREEK TRL	\$317,500	\$329,900	74	HARTFIELD
ZION BRANCH RD	\$131,500	\$139,900	490	SALUDA
TWIGGS FERRY ROAD	\$62,000	\$65,000	917	HARTFIELD
GENERAL PULLER HWY	\$169,500	\$174,500	122	DELTAVILLE

Figure 5: Off-Water Homes Sold in Middlesex County, October 2016.

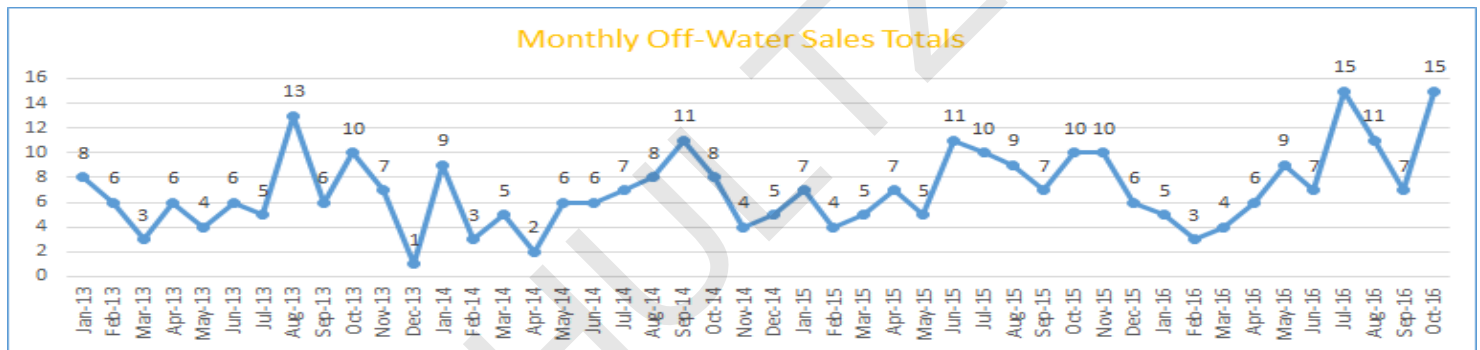


Figure 6: Off-Water Home Sales Totals by Month.

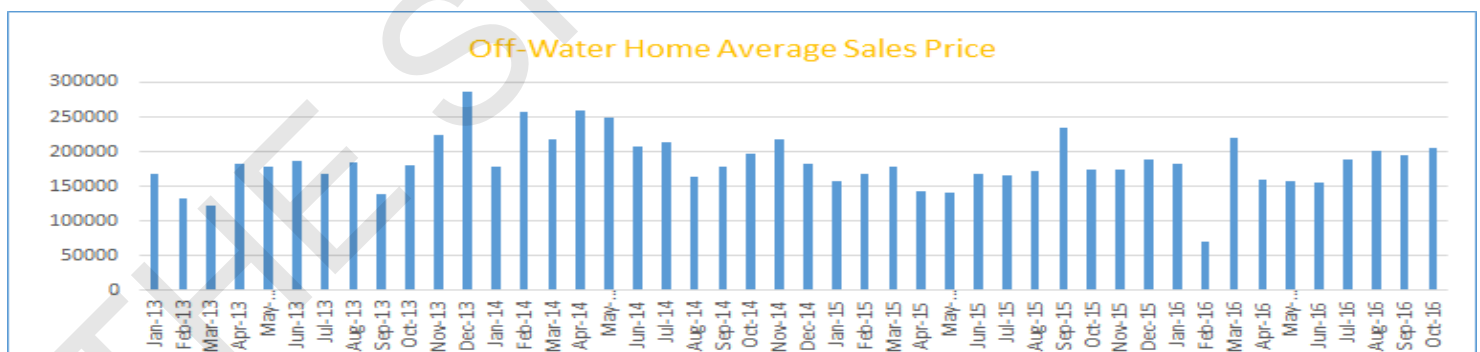


Figure 7: Average Off-Water Home Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	82	75	9.3%
Dollar Volume	\$14,960,201	\$12,767,700	17.2%
Avg Sales Price	\$182,441	\$170,236	7.2%
Median Sales Price	\$169,750	\$160,000	6.1%
Avg. Days on Market	162	186	-12.8%

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Figure 8: Year to Date Sales Comparison Between 2015 and 2016 for Off-Water Homes.