

December 2016 Sales Report: Middlesex County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
WILTON CREEK ROAD	\$676,000	\$857,000	161	HARTFIELD	PIANKATANK RIVER
JACKSON CREEK RD	\$300,000	\$335,000	83	DELTAVILLE	JACKSON CREEK

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

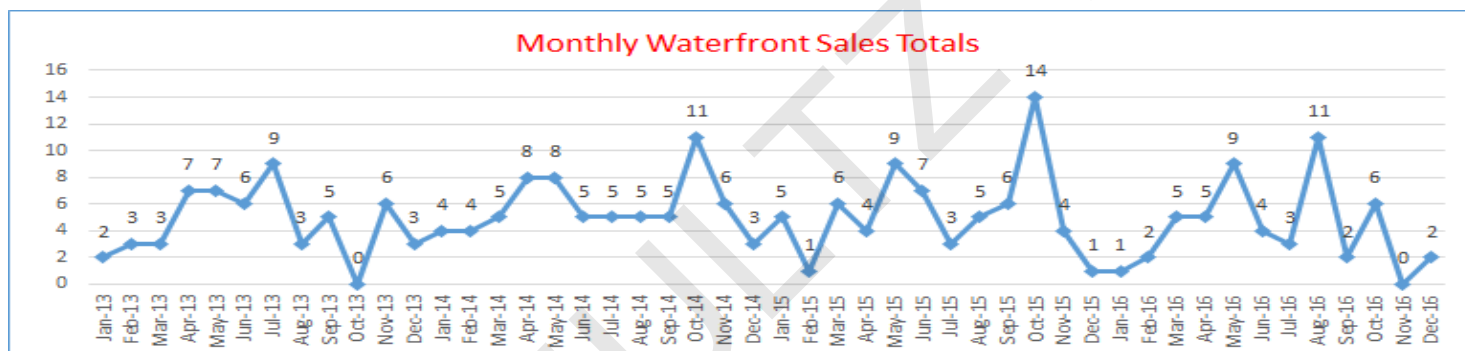


Figure 2: Waterfront Home Sales Totals by Month

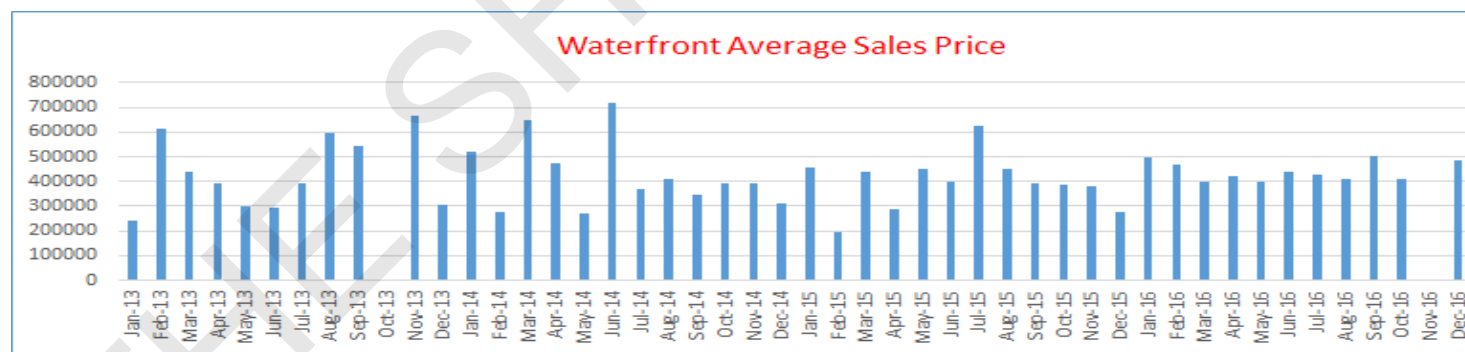


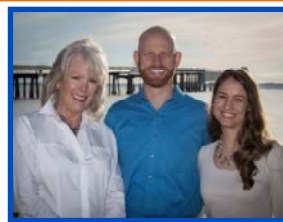
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	50	65	-23.1%
Dollar Volume	\$21,094,300	\$26,828,725	-21.4%
Avg Sales Price	\$421,886	\$412,750	2.2%
Median Sales Price	\$394,250	\$360,000	9.5%
Avg. Days on Market	175	252	-30.6%
Inventory	121	127	-4.7%

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

Sales Comparison 2015 and 2014			
	2015	2014	Change
Units	65	69	-5.8%
Dollar Volume	\$26,828,725	\$29,203,750	-8.1%
Avg Sales Price	\$412,750	\$423,243	-2.5%
Median Sales Price	\$360,000	\$370,000	-2.7%
Avg Days on Market	252	394	-36.0%

Figure 5: Year to Date Sales Comparison Between 2014 and 2015 for Waterfront Homes.



December 2016 Sales Report: Middlesex County

OFF-WATER HOMES

Address	2016 Price	2015 Price	2016 Units	2015 Units
HERITAGE POINT CT	\$255,000	\$255,000	97	DELTAVILLE
ROBINSON CREEK TERRACE	\$333,000	\$345,000	229	URBANNA
MARCELLA B ROAD	\$105,000	\$105,000	79	DELTAVILLE
TIMBERNECK RD	\$117,000	\$134,500	176	DELTAVILLE
PINETREE DR	\$124,000	\$129,700	44	URBANNA
STEAMBOAT LANE	\$400,000	\$419,500	165	HARTFIELD
GLEN COVE DRIVE	\$245,000	\$249,900	445	HARDYVILLE
HORSESHOE BEND RD	\$145,000	\$149,900	60	DELTAVILLE
TIMBERNECK RD	\$70,000	\$119,000	176	DELTAVILLE

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

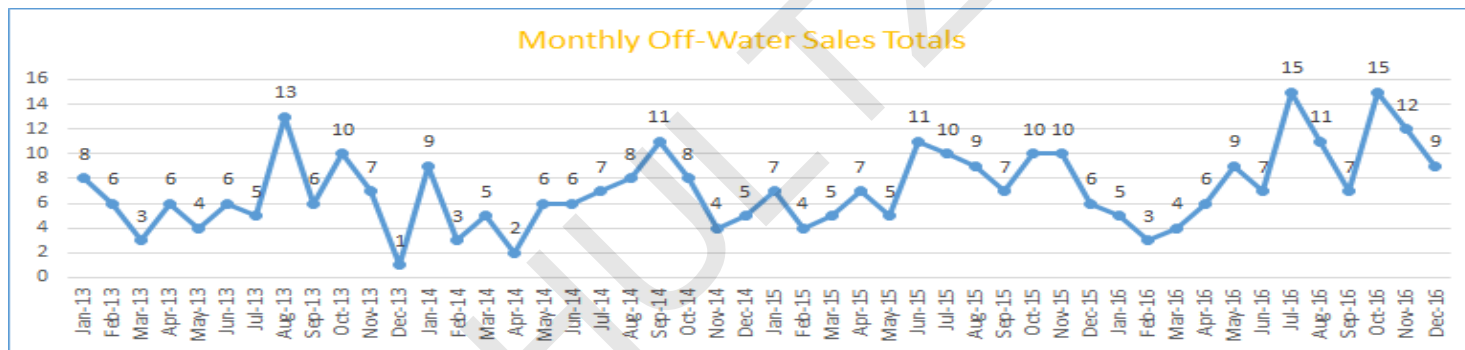


Figure 7: Off-Water Home Sales Totals by Month.

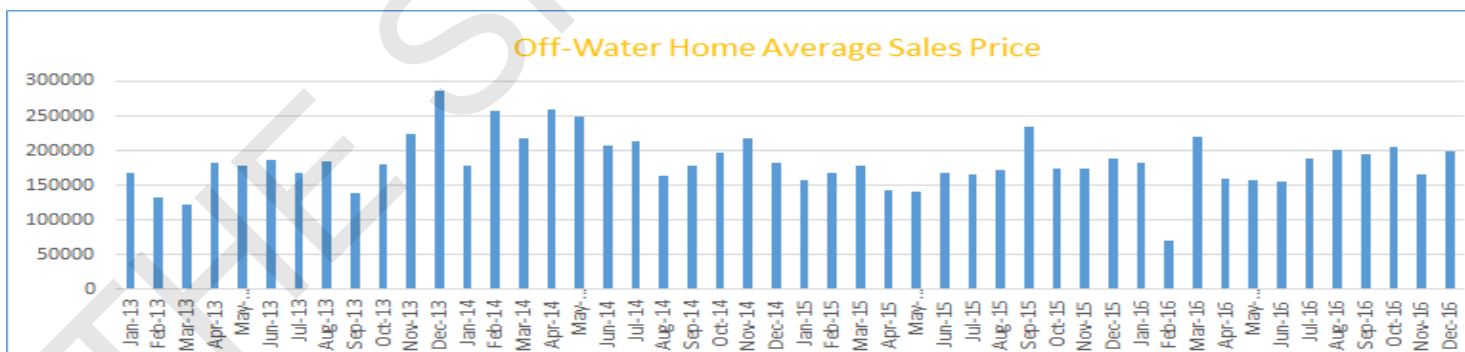


Figure 8: Average Off-Water Home Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	103	91	13.2%
Dollar Volume	\$18,748,351	\$15,647,750	19.8%
Avg Sales Price	\$182,023	\$171,953	5.9%
Median Sales Price	\$168,500	\$160,000	5.3%
Avg. Days on Market	157	222	-29.4%
Inventory	86	113	-23.9%

Figure 9: Year to Date Sales Comparison Between 2015 and 2016 for Off-Water Homes.

Sales Comparison 2015 and 2014			
	2015	2014	Change
Units	91	74	23.0%
Dollar Volume	\$15,647,750	\$14,834,500	5.5%
Avg Sales Price	\$171,953	\$200,466	-14.2%
Median Sales Price	\$160,000	\$188,000	-14.9%
Avg. Days on Market	222	235	-5.5%

Figure 10: Year to Date Sales Comparison Between 2014 and 2015 for Off-Water Homes.