

September 2016 Sales Report: Middlesex County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
STOVE POINT ROAD	\$750,000	\$1,195,000	257	DELTAVILLE	PIANKATANK RIVER
WATER VIEW RD	\$255,000	\$299,500	186	WATER VIEW	RAPPAHANNOCK RIVER

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

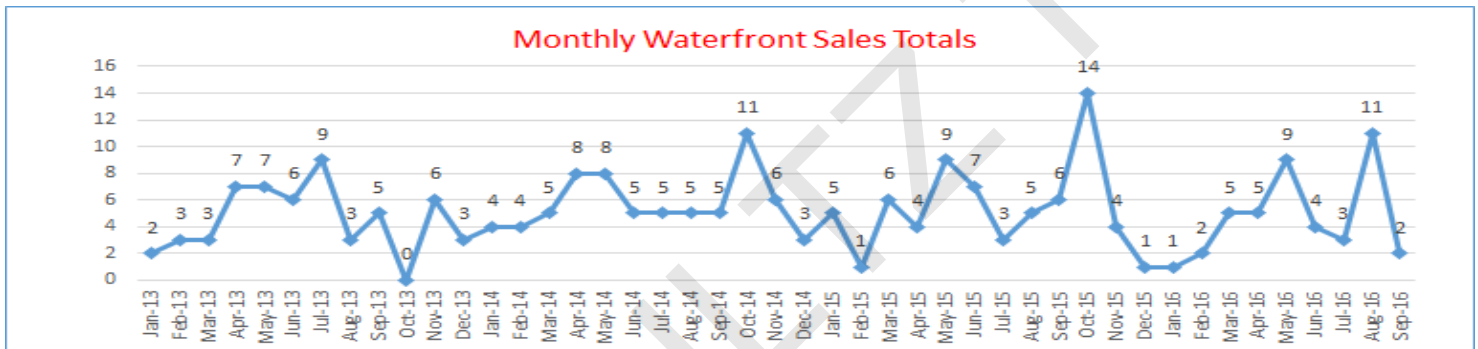


Figure 2: Waterfront Home Sales Totals by Month

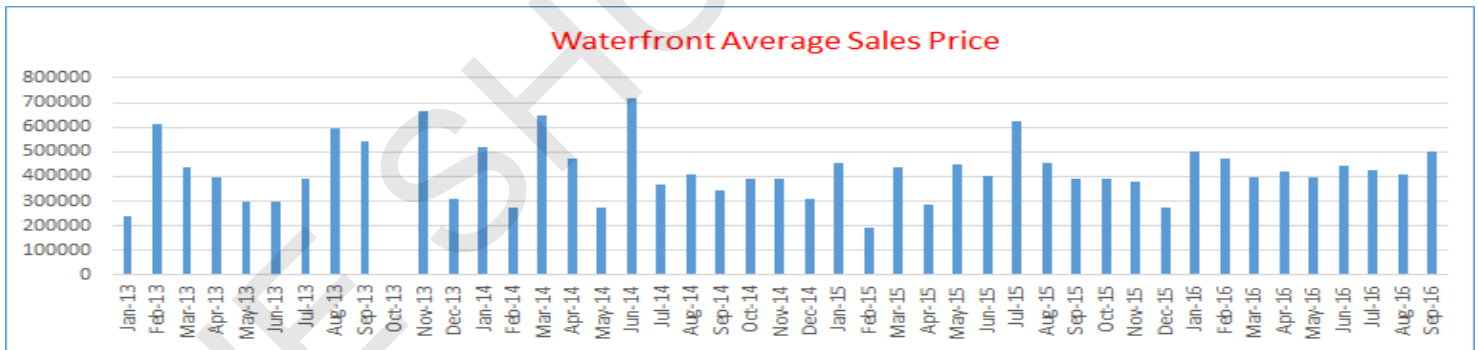
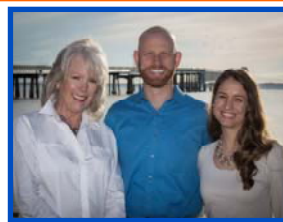


Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	42	49	-14.3%
Dollar Volume	\$17,659,300	\$19,593,400	-9.9%
Avg Sales Price	\$420,460	\$425,943	-1.3%
Median Sales Price	\$394,250	\$355,000	11.1%
Avg. Days on Market	170	236	-28.1%

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



September 2016 Sales Report: Middlesex County

OFF-WATER HOMES

Street	Sold Price	List Price	Days on Market	City/Town
RIVER ROAD CIRCLE	\$210,000	\$219,900	161	SALUDA
WOODSTOCK DR	\$72,750	\$77,000	24	HARTFIELD
COLORADO AVENUE	\$249,000	\$265,000	332	URBANNA
KENT ST	\$167,000	\$180,000	40	URBANNA
BERRYVILLE SHORES DRIVE	\$237,000	\$249,000	183	DELTAVILLE
SCOGGINS CREEK TRL	\$355,000	\$349,900	104	HARTFIELD
GENERAL PULLER HWY.	\$75,000	\$89,000	187	DELTAVILLE

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

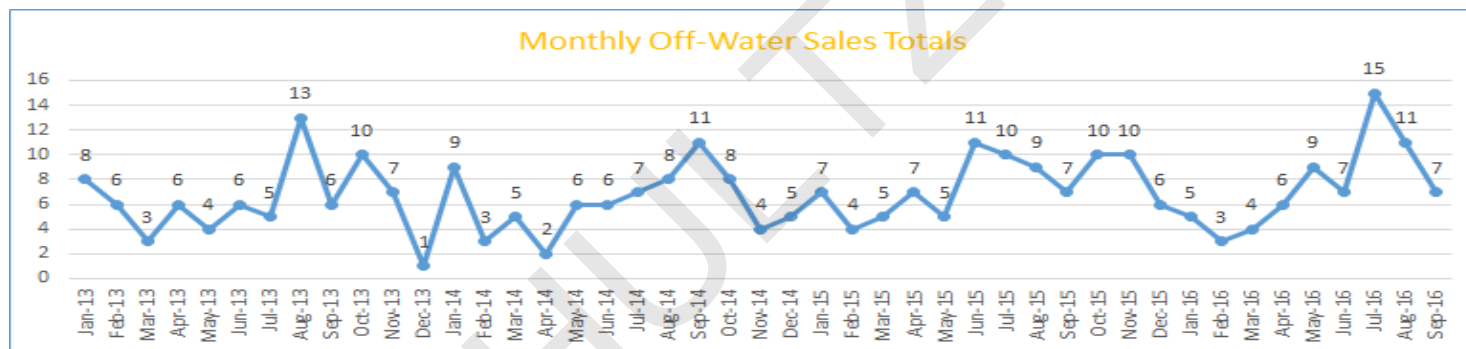


Figure 6: Off-Water Home Sales Totals by Month.

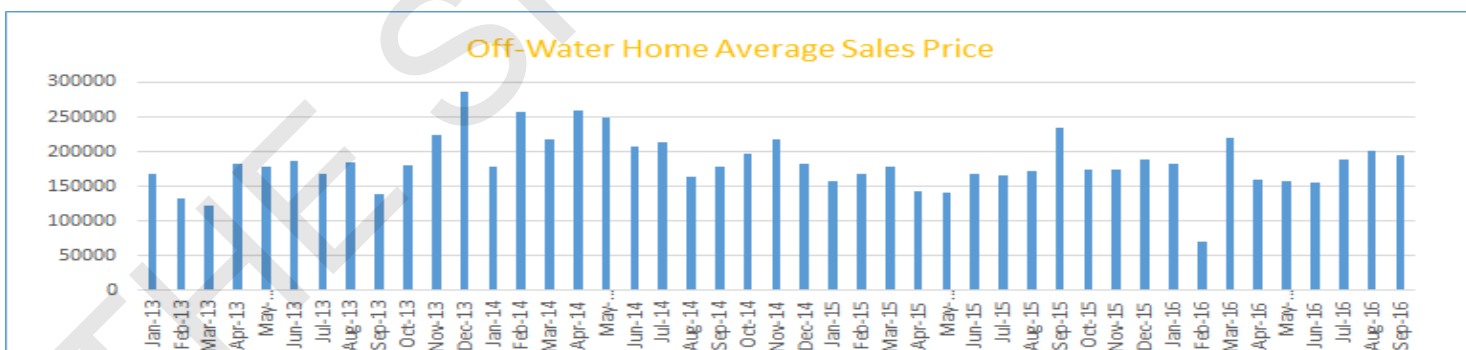


Figure 7: Average Off-Water Home Price by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	67	65	3.1%
Dollar Volume	\$11,884,801	\$11,034,300	7.7%
Avg Sales Price	\$177,385	\$169,758	4.5%
Median Sales Price	\$168,500	\$160,000	5.3%
Avg. Days on Market	139	186	-25.1%

Contact Information:
 Bay/River Office:
 434 Rappanhannock Dr
 White Stone, VA 22478
 Beverly: 804.436.4000 Neill: 804.580.0476
 Lisa: 703.626.4868
 Beverly@beverlyshultz.com Neill@shultzrealtors.com
 Lisa@shultzrealtors.com

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