

July 2017 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
WINDJAMMER COURT	\$950,000	\$1,095,000	43	HEATHSVILLE	POTOMAC RIVER
SUNNY POINT DRIVE	\$281,000	\$299,000	460	OPHELIA	SPENCES CREEK
FLORAL DRIVE	\$237,000	\$245,000	442	HEATHSVILLE	COD CREEK
COAN WATER LANE	\$252,500	\$299,000	102	HEATHSVILLE	COAN RIVER
SPINNAKER LANE	\$379,500	\$399,500	340	HEATHSVILLE	HULL CREEK
LAKE LANDING DR	\$480,000	\$499,500	53	LOTTSBURG	COAN RIVER
JUDITH SOUND CIRCLE	\$259,500	\$259,500	42	LEWISSETTA	POTOMAC RIVER
FOUNTAIN LANE	\$380,000	\$379,900	86	HEATHSVILLE	HULL CREEK
LOCKSLEY LANE	\$165,000	\$169,950	119	REEDVILLE	BRIDGE CREEK
KENT COVE RD	\$100,000	\$99,900	47	KILMARNOCK	DIVIDING CREEK
COAN DRIVE	\$284,500	\$299,000	159	HEATHSVILLE	COAN RIVER
TRANQUILITY DRIVE	\$675,000	\$699,000	180	REEDVILLE	CHESAPEAKE BAY

Figure 1: Waterfront Home Sales in Northumberland County, July 2017.

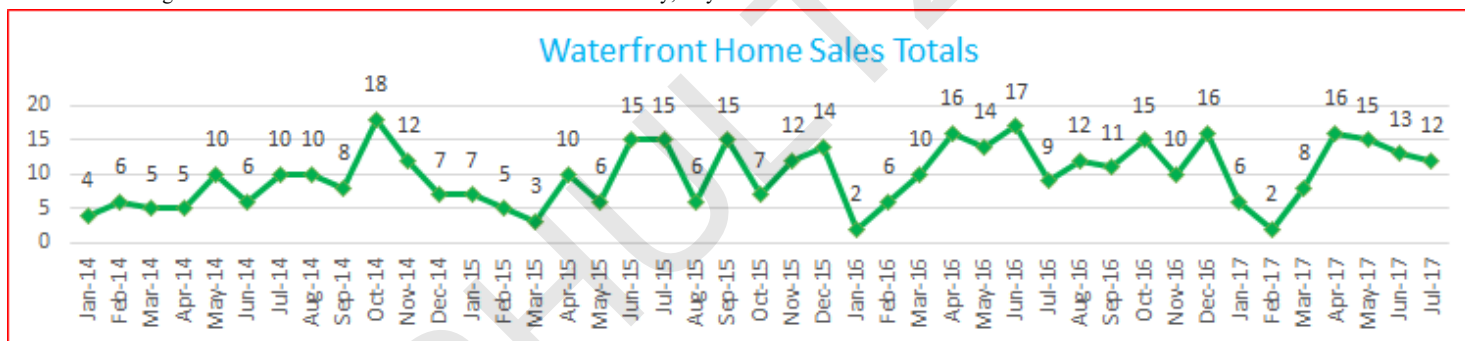


Figure 2: Waterfront Homes Sold by Month

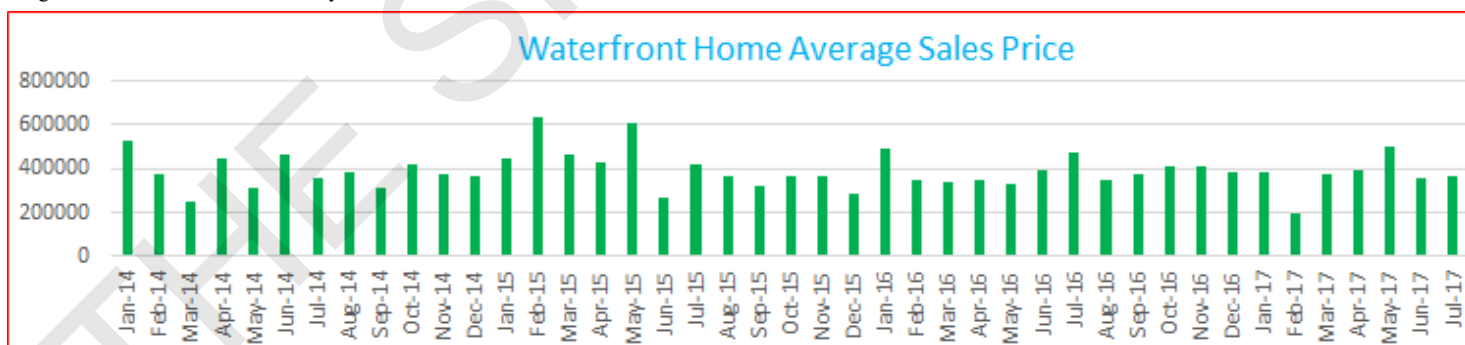


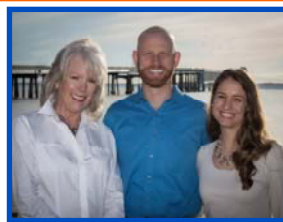
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	72	74	-2.7%
Dollar Volume	\$28,559,500	\$27,572,395	3.6%
Avg. Sales Price	\$396,660	\$372,600	6.5%
Median Sales Price	\$366,000	\$330,500	10.7%
Avg. Days on Market	236	304	-22.5%

Figure 4: Year to Date Sales Comparison Between 2016 and 2017 for Waterfront Homes

End of Year Sales Total 2014 - 2016			
	2016	2015	2014
Units	138	115	101
Dollar Volume	\$52,189,795	\$44,051,350	\$38,265,439
Avg. Sales Price	\$378,187	\$383,055	\$378,866
Median Sales Price	\$332,500	\$334,000	\$349,000
Avg. Days on Market	267	275	316

Figure 5: End of Year Sales Totals 2014 - 2016 for Waterfront Homes.



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WATERFRONT LAND:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
GREAT WICOMICO BLUFFS	\$135,000	\$175,000	1367	WICOMICO CHURCH	GREAT WICOMICO RIVER
BRIDGE CREEK CIRCLE	\$95,000	\$129,000	1330	BURGESS	LITTLE WICOMICO RIVER
FLEETON ROAD	\$120,000	\$149,000	762	REEDVILLE	COCKRELLS CREEK
FLEETON ROAD	\$85,000	\$99,000	762	REEDVILLE	COCKRELLS CREEK

Figure 6: Waterfront Land Sold in Northumberland, July 2017.

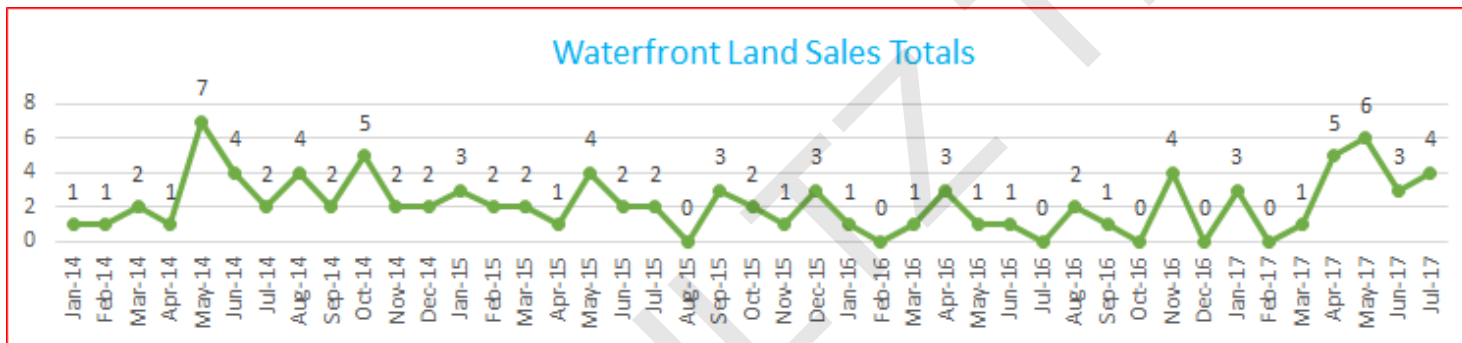


Figure 7: Waterfront Land Sales by Month.

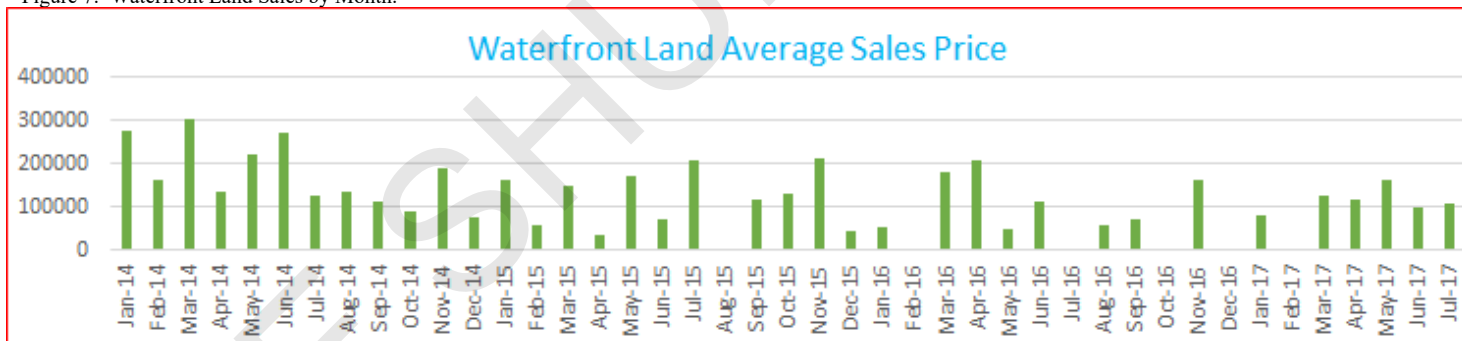


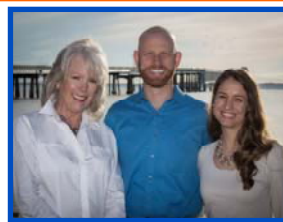
Figure 8: Average Waterfront Land Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	22	6	266.7%
Dollar Volume	\$2,671,500	\$969,600	175.5%
Avg. Sales Price	\$121,432	\$161,600	-24.9%
Median Sales Price	\$111,250	\$101,300	9.8%
Avg. Days on Market	629	673	-6.5%

Figure 9: Year to Date Sales Comparison Between 2016 and 2017 for Waterfront Land.

End of Year Sales Total 2014 - 2016			
	2016	2015	2014
Units	88	75	62
Dollar Volume	\$11,170,830	\$9,125,135	\$7,990,499
Avg. Sales Price	\$126,941	\$121,668	\$128,879
Median Sales Price	\$122,500	\$107,400	\$122,250
Avg. Days on Market	240	296	339

Figure 10: End of Year Sales Totals 2014 - 2016 for Waterfront Land.



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OFF-WATER HOMES

Street	Sold Price	List Price	Days on Market	City/Town
CHESAPEAKE BEACH ROAD	\$126,000	\$126,000	262	REEDVILLE
TIMBS ROAD	\$31,700	\$29,900	200	REEDVILLE
CROSS BOW STREET	\$99,900	\$99,500	179	REEDVILLE
MAIN STREET	\$200,000	\$219,500	117	REEDVILLE
TAMPA PLACE	\$75,900	\$79,900	372	HEATHSVILLE
OYSTER WAY	\$122,000	\$121,500	50	HEATHSVILLE
COURTHOUSE ROAD	\$335,000	\$349,000	133	HEATHSVILLE
KNIGHTS RUN ROAD	\$160,000	\$186,000	240	HEATHSVILLE
SHERWOOD DRIVE	\$158,000	\$164,900	989	BURGESS
NORTHUMBERLAND HWY	\$150,000	\$168,950	6	Callao

Figure 11: Off-Water Homes Sold in Northumberland, July 2017.

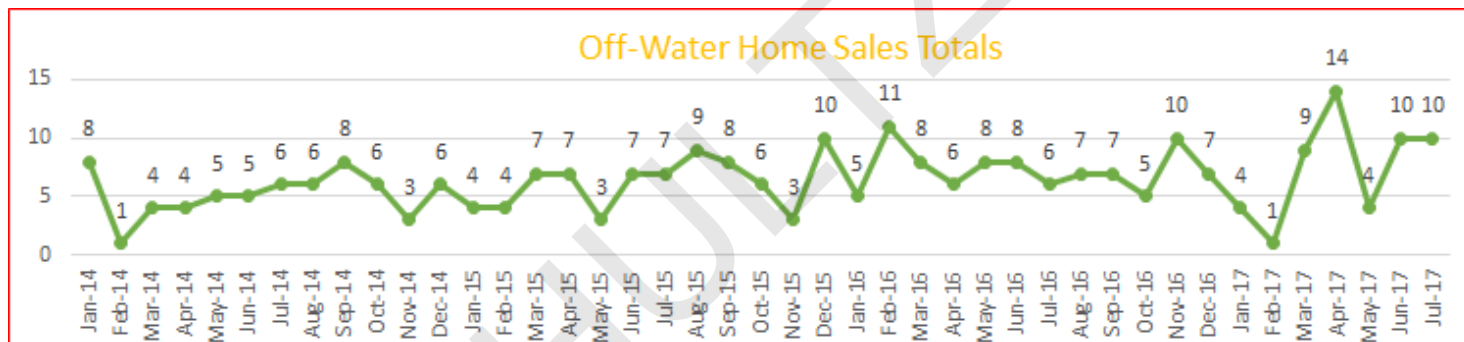


Figure 12: Off-Water Home Sales by Month.

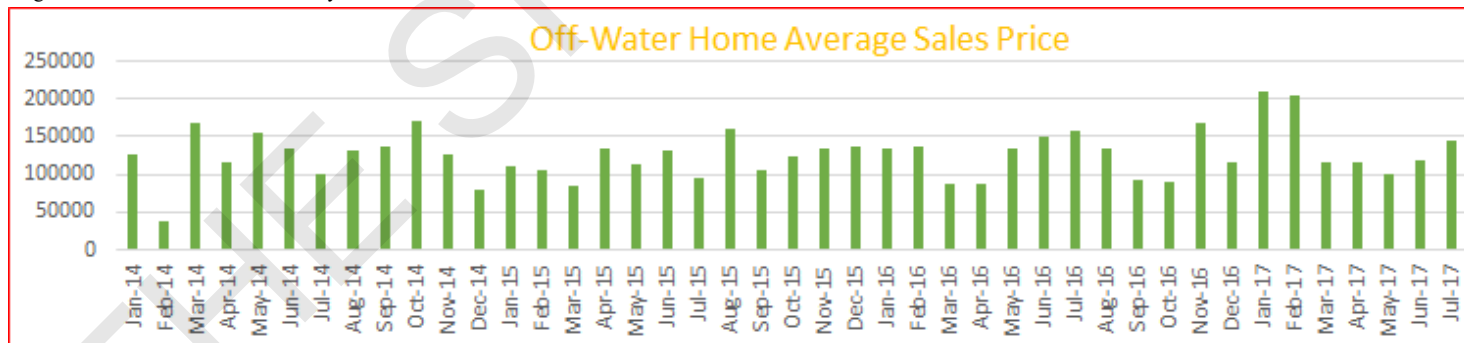


Figure 13: Average Off-water Home Sales Price by Month.

Sales Comparison 2017 and 2016:			
	2017	2016	Change
Units	52	52	0.0%
Dollar Volume	\$6,750,350	\$6,638,180	1.7%
Avg. Sales Price	\$129,814	\$127,657	1.7%
Median Sales Price	\$121,500	\$122,500	-0.8%
Avg. Days On Market	222	231	-4.2%

Figure 14: Year to Date Sales Comparison Between 2016 and 2017 for Off-Water Homes.

End of Year Sales Total 2014 - 2016			
	2016	2015	2014
Units	88	75	62
Dollar Volume	\$11,170,830	\$9,125,135	\$7,990,499
Avg. Sales Price	\$126,941	\$121,668	\$128,879
Median Sales Price	\$122,500	\$107,400	\$122,250
Avg. Days on Market	240	296	339

Figure 15: End of Year Sales Totals 2014 - 2016 for Off-Water Homes.