

January 2017 Sales Report: Middlesex County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
Montague Island Road	\$565,000	\$595,000	285	JAMAICA	RAPPAHANNOCK RIVER
Rivers Edge Ln	\$335,000	\$299,000	154	SALUDA	RAPPAHANNOCK RIVER
Holloway Drive	\$275,000	\$295,000	538	TOPPING	MEACHIM CREEK
Pirates Blf	\$280,000	\$334,950	125	LANEVIEW	RAPPAHANNOCK RIVER
Riverside Drive	\$327,500	\$349,000	92	DELTAVILLE	BROAD CREEK

Figure 1: Waterfront Homes Sold in Middlesex County, January 2017



Figure 2: Waterfront Home Sales Totals by Month



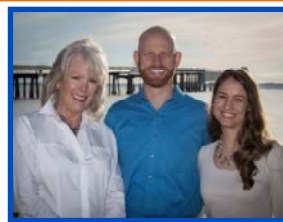
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2016 and 2015			
	2017	2016	Change
Units	5	1	400.0%
Dollar Volume	\$1,782,500	\$500,000	256.5%
Avg Sales Price	\$356,500	\$500,000	-28.7%
Median Sales Price	\$327,500	\$500,000	-34.5%
Avg. Days on Market	239	251	-4.9%

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

End of Year Sales Total 2014 - 2016			
	2016	2015	2014
Units	50	65	69
Dollar Volume	\$21,094,300	\$26,828,725	\$29,203,750
Avg. Sales Price	\$421,886	\$412,750	\$423,243
Median Sales Price	\$394,250	\$360,000	\$370,000
Avg. Days on Market	175	252	394

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



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OFF-WATER HOMES

Street	Sold Price	List Price	Days on Market	City/Town
General Puller Hwy	\$118,000	\$125,000	110	DELTAVILLE
Boxwood Dr	\$130,000	\$141,500	123	HARTFIELD
Creek Shore Dr	\$88,000	\$109,000	225	MIDDLESEX
Pineview	\$169,900	\$169,900	161	HARTFIELD
Badger Rd	\$130,000	\$148,500	108	MIDDLESEX
Wilton Cove Drive	\$330,000	\$355,000	162	HARTFIELD

Figure 6: Off-Water Homes Sold in Middlesex County, January 2017.



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

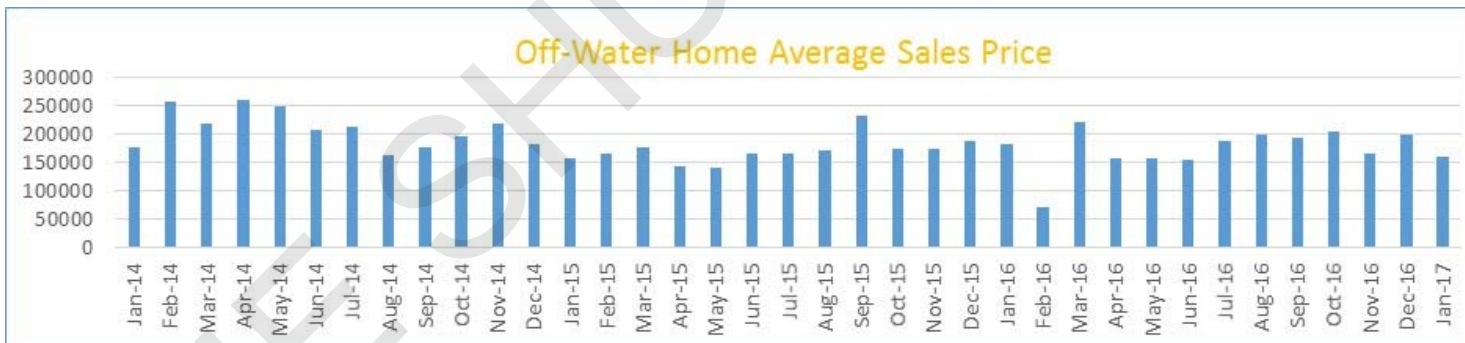


Figure 8: Average Off-Water Home Price by Month.

Sales Comparison 2016 and 2015			
	2017	2016	Change
Units	6	5	20.0%
Dollar Volume	\$965,900	\$911,000	6.0%
Avg Sales Price	\$160,983	\$182,200	-11.6%
Median Sales Price	\$130,000	\$120,000	8.3%
Avg. Days on Market	148	127	17.0%

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

End of Year Sales Total 2014 - 2016			
	2016	2015	2014
Units	103	91	74
Dollar Volume	\$18,748,351	\$15,647,750	\$14,834,500
Avg. Sales Price	\$182,023	\$171,953	\$200,466
Median Sales Price	\$168,500	\$160,000	\$188,000
Avg. Days on Market	157	222	235

Figure 10: End of Year Sales Totals 2014 - 2016 for Off-Water Homes.

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