

September 2017 Sales Report: Middlesex County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
OYSTER ROAD	\$425,000	\$465,000	279	URBANNA	RAPPAHANNOCK RIVER
ISLAND LANE	\$475,000	\$565,000	241	URBANNA	RAPPAHANNOCK RIVER
MARINERS POINT LANE	\$324,000	\$340,000	64	HARTFIELD	PIANKATANK RIVER
RIVERSIDE DRIVE	\$250,000	\$299,000	160	DELTAVILLE	RAPPAHANNOCK RIVER
PLAINVIEW RD	\$235,000	\$235,975	65	TOPPING	MEACHUM CREEK
BENNETT FARM ROAD	\$245,000	\$259,000	99	LOCUST HILL	RAPPAHANNOCK RIVER
OYSTER SHELL ROAD	\$325,000	\$365,000	206	DELTAVILLE	PIANKATANK RIVER

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

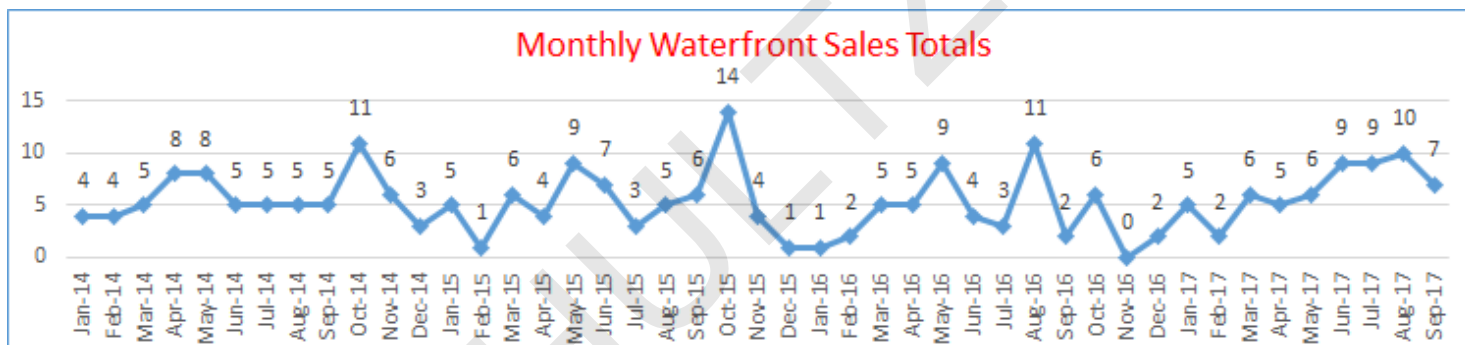


Figure 2: Waterfront Home Sales Totals by Month

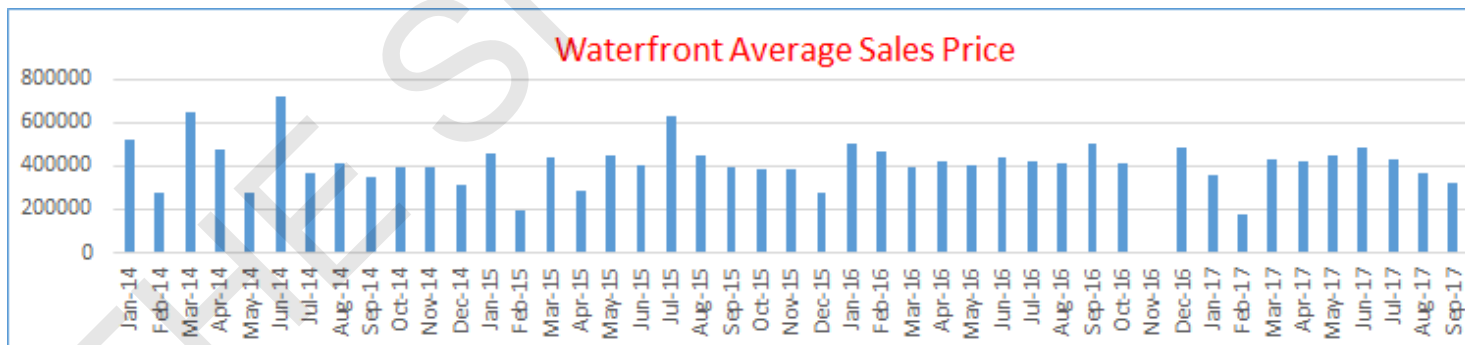


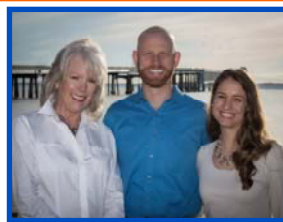
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	59	42	40.5%
Dollar Volume	\$23,612,661	\$17,659,300	33.7%
Avg Sales Price	\$400,215	\$420,460	-4.8%
Median Sales Price	\$333,000	\$394,250	-15.5%
Avg. Days on Market	184	170	8.3%

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	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
LAKEVIEW DRIVE	\$338,000	\$345,000	95	HARTFIELD
LAUREL HILL DR	\$280,000	\$298,500	180	URBANNA
BURNING TREE RD	\$224,000	\$229,900	158	HARTFIELD
WOODLAND DR	\$174,900	\$174,900	103	HARTFIELD
HUCKLEBERRY DR	\$147,500	\$148,500	62	HARTFIELD
TAYLOR AVE	\$176,500	\$184,500	166	URBANNA
FORREST DR	\$95,000	\$95,000	97	HARTFIELD
HAZELWOOD DR	\$119,500	\$114,950	486	URBANNA
VIRGINIA STREET	\$167,000	\$179,000	188	URBANNA
TIMBERNECK RD	\$94,500	\$99,500	149	DELTAVILLE
MOUNT ZION RD	\$30,000	\$49,000	15	CHURCH VIEW
GENERAL PULLER HWY	\$250,000	\$275,000	63	HARTFIELD

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

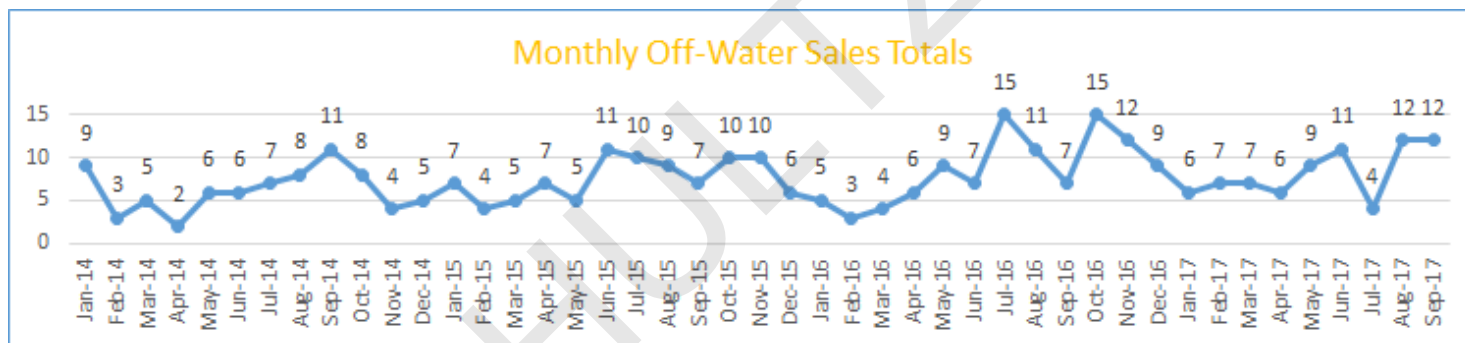


Figure 7: Off-Water Home Sales Totals by Month.

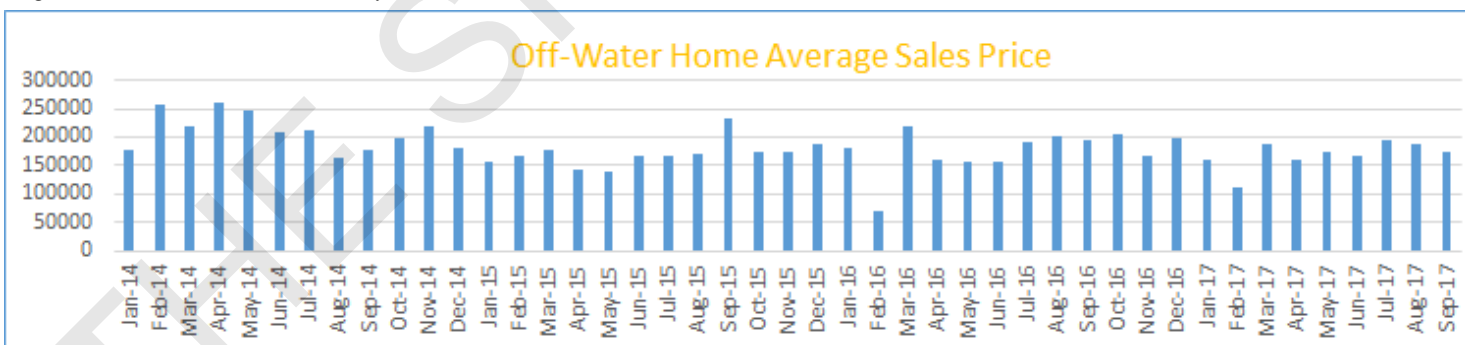


Figure 8: Average Off-Water Home Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	74	67	10.4%
Dollar Volume	\$12,526,189	\$11,884,801	5.4%
Avg Sales Price	\$169,273	\$177,385	-4.6%
Median Sales Price	\$157,900	\$168,500	-6.3%
Avg. Days on Market	126	139	-9.1%

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