

July 2017 Sales Report: Middlesex County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
N CHESAPEAKE BLVD.	\$330,000	\$349,000	85	DELTAVILLE	CHESAPEAKE BAY
ISLAND LANE	\$332,500	\$349,500	304	URBANNA	RAPPAHANNOCK RIVER
OSPREY LANE	\$325,000	\$339,000	189	LOCUST HILL	WHITINGS CREEK
WOODS LANDING	\$332,266	\$384,000	242	DELTAVILLE	CORES CREEK
BALL PARK RD	\$518,000	\$535,000	47	DELTAVILLE	STURGEON CREEK
OTTER COVE	\$638,000	\$679,000	820	DELTAVILLE	HUNTING CREEK
KENT ST	\$465,000	\$478,000	3	URBANNA	RAPPAHANNOCK RIVER
MALLARD DRIVE	\$365,000	\$365,000	54	HARDYVILLE	BUSH PARK CREEK
STOVE POINT RD	\$550,000	\$550,000	103	DELTAVILLE	CHESAPEAKE BAY

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

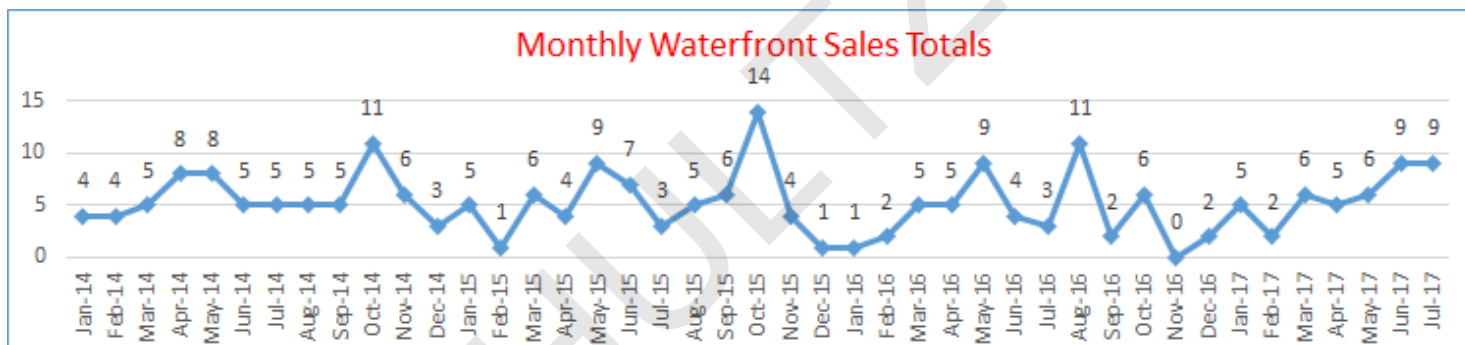


Figure 2: Waterfront Home Sales Totals by Month

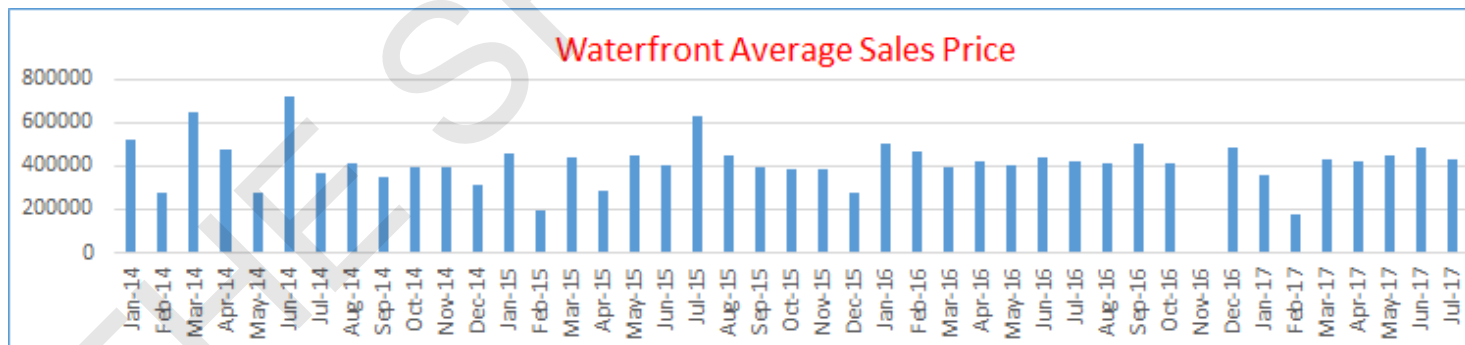


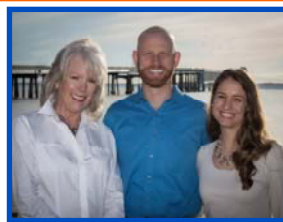
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	42	29	44.8%
Dollar Volume	\$17,702,661	\$12,164,400	45.5%
Avg Sales Price	\$421,492	\$419,462	0.5%
Median Sales Price	\$345,498	\$425,000	-18.7%
Avg. Days on Market	164	155	5.9%

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.



July 2017 Sales Report: Middlesex County

OFF-WATER HOMES

Street	Sold Price	List Price	Days on Market	City/Town
Kennard Ln	\$124,000	\$129,900	24	Deltaville
Cross St	\$135,000	\$145,000	248	Urbanna
Mollys Way	\$335,000	\$339,500	56	URBANNA
Courthouse Dr	\$184,000	\$199,900	11	Saluda

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

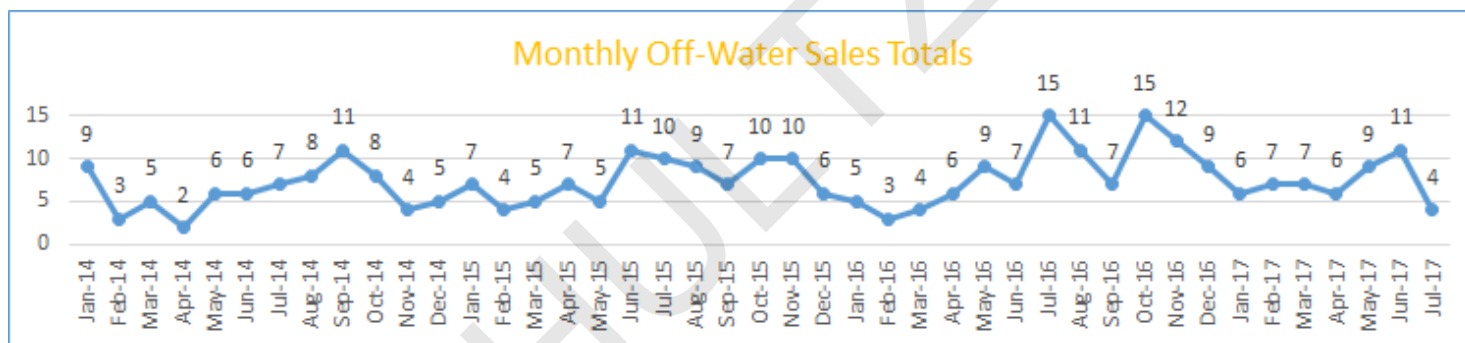


Figure 7: Off-Water Home Sales Totals by Month.

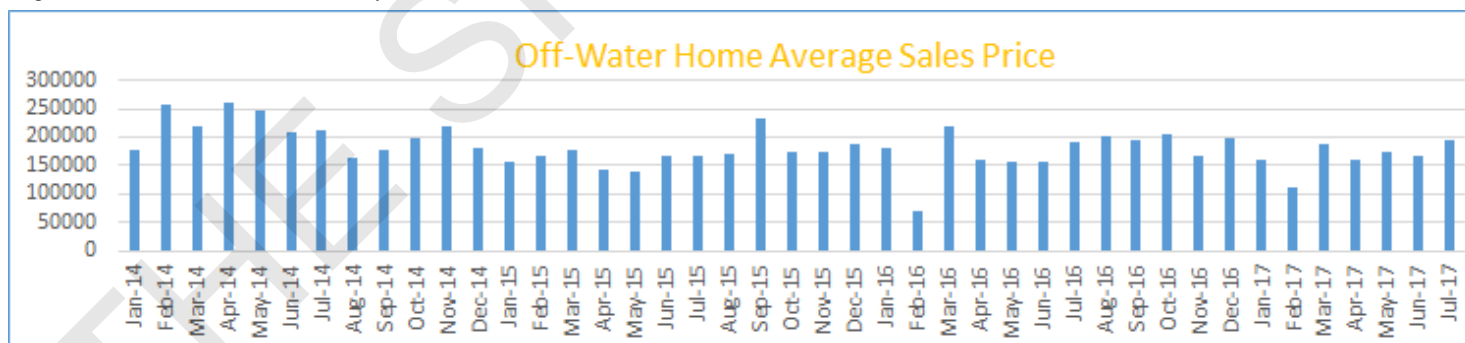


Figure 8: Average Off-Water Home Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	50	49	2.0%
Dollar Volume	\$8,196,339	\$8,314,751	-1.4%
Avg Sales Price	\$163,927	\$169,689	-3.4%
Median Sales Price	\$143,500	\$152,000	-5.6%
Avg. Days on Market	136	128	5.9%

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.