

May 2017 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
MARINERS WATCH LANE	\$425,000	\$429,000	52	KILMARNOCK	INDIAN CREEK
LASER COURT	\$595,000	\$595,000	41	HEATHSVILLE	GREAT WICOMICO RIVER
POTOMAC WAY LN	\$480,000	\$499,900	89	HEATHSVILLE	CUBITT CREEK
FERRY VIEW DRIVE	\$280,000	\$300,000	238	HEATHSVILLE	LITTLE WICOMICO RIVER
MILL CREST LANE	\$654,000	\$699,000	345	CALLAO	YEOCOMICO RIVER
POTOMAC RIDGE ROAD	\$345,000	\$383,000	78	HEATHSVILLE	POTOMAC RIVER
DEVILS WOOD YARD ROAD	\$357,000	\$379,500	78	HEATHSVILLE	POTOMAC RIVER
WATERBURY ROAD	\$1,250,000	\$1,350,000	93	KILMARNOCK	HENRYS CREEK
POTOMAC DRIVE	\$390,000	\$439,000	327	HEATHSVILLE	CORBIN CREEK
WAVERLY ROAD	\$870,000	\$899,000	90	BURGESS	GREAT WICOMICO RIVER
MAIN	\$175,000	\$175,000	234	REEDVILLE	COCKRELL CREEK
OYSTER POINT DRIVE	\$375,000	\$389,500	43	REEDVILLE	BRIDGE CREEK
STEAMBOAT LANE	\$420,000	\$449,999	213	HEATHSVILLE	GREAT WICOMICO RIVER
JESSIE DUPONT MEM HWY	\$675,000	\$675,000	200	BURGESS	COLES CREEK
FAIRPORT ROAD	\$185,000	\$199,000	707	REEDVILLE	GREAT WICOMICO RIVER

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

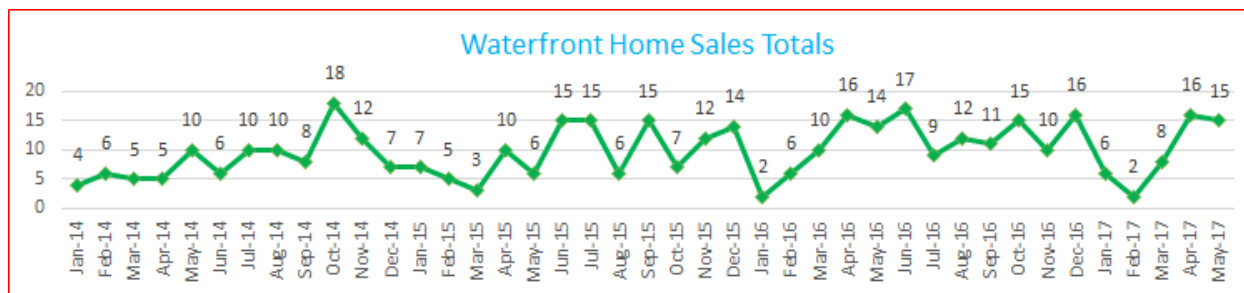


Figure 2: Waterfront Homes Sold by Month

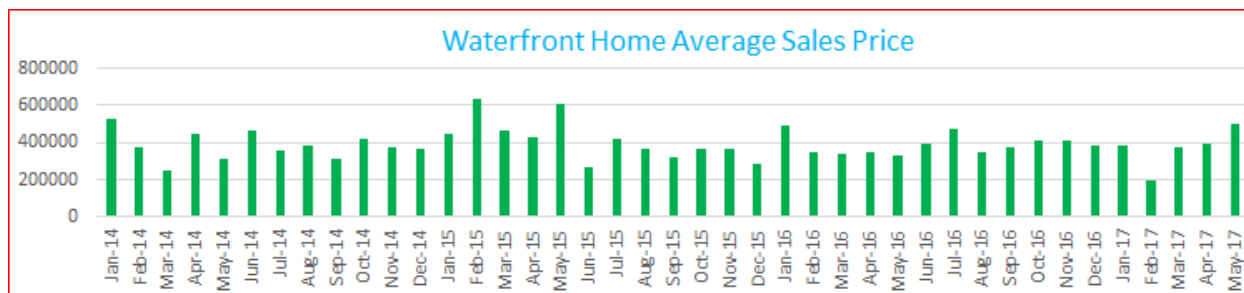


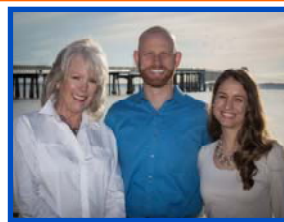
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	47	48	-2.1%
Dollar Volume	\$19,473,000	\$16,648,095	17.0%
Avg. Sales Price	\$414,319	\$346,835	19.5%
Median Sales Price	\$379,000	\$297,500	27.4%
Avg. Days on Market	221	307	-27.8%

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:

Sold Price	List Price	Days on Market	City/Town	Body of Water
\$58,000	\$65,000	1663	HEATHSVILLE	PRESLEY CREEK
\$160,000	\$164,000	396	LOTTSBURG	COAN RIVER
\$222,500	\$289,500	382	HEATHSVILLE	PRESLEY CREEK
\$22,500	\$48,000	257	HEATHSVILLE	EAGLE LAKE
\$75,000	\$115,000	216	HEATHSVILLE	COD CREEK
\$445,000	\$445,000	3	KILMARNOCK	INDIAN CREEK

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

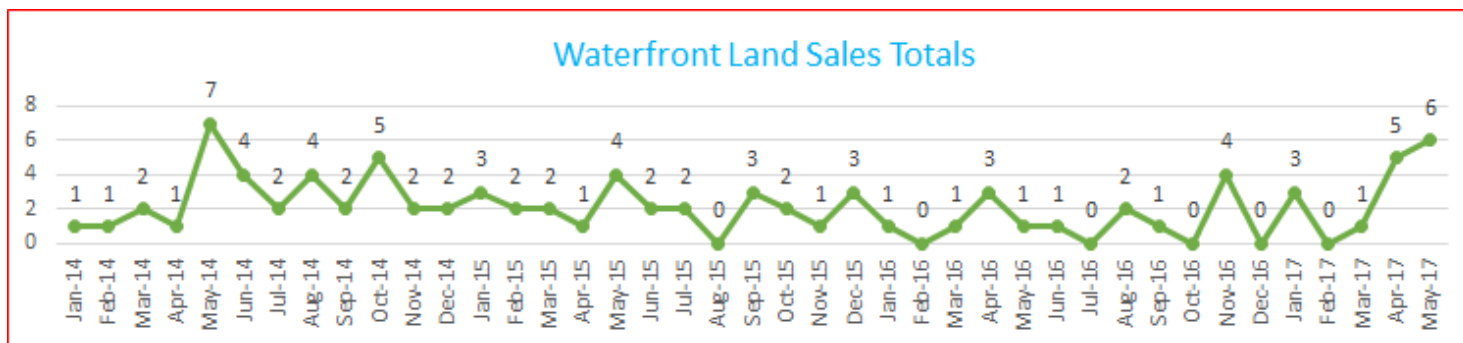


Figure 7: Waterfront Land Sales by Month.

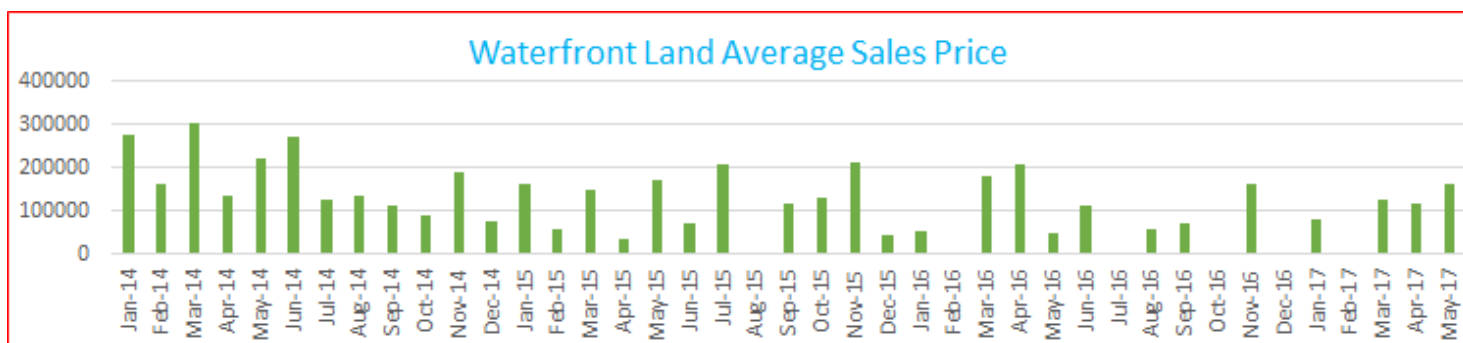


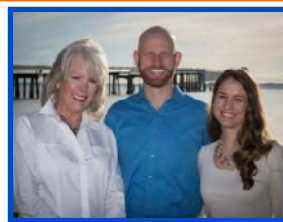
Figure 8: Average Waterfront Land Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	15	5	200.0%
Dollar Volume	\$1,939,000	\$858,000	126.0%
Avg. Sales Price	\$129,267	\$171,600	-24.7%
Median Sales Price	\$110,000	\$91,000	20.9%
Avg. Days on Market	585	795	-26.5%

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	14	25	33
Dollar Volume	\$1,851,600	\$3,132,800	\$5,788,000
Avg. Sales Price	\$132,257	\$125,312	\$175,394
Median Sales Price	\$82,000	\$95,000	\$174,500
Avg. Days on Market	399	391	379

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
TREE FARM RD	\$127,500	\$129,900	50	HEATHSVILLE
CRABBETOWN ROAD	\$15,000	\$21,000	260	HEATHSVILLE
FRUIT PLAIN ROAD	\$109,000	\$119,000	127	CALLAO
NEWMANS NECK ROAD	\$155,000	\$165,000	212	HEATHSVILLE

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

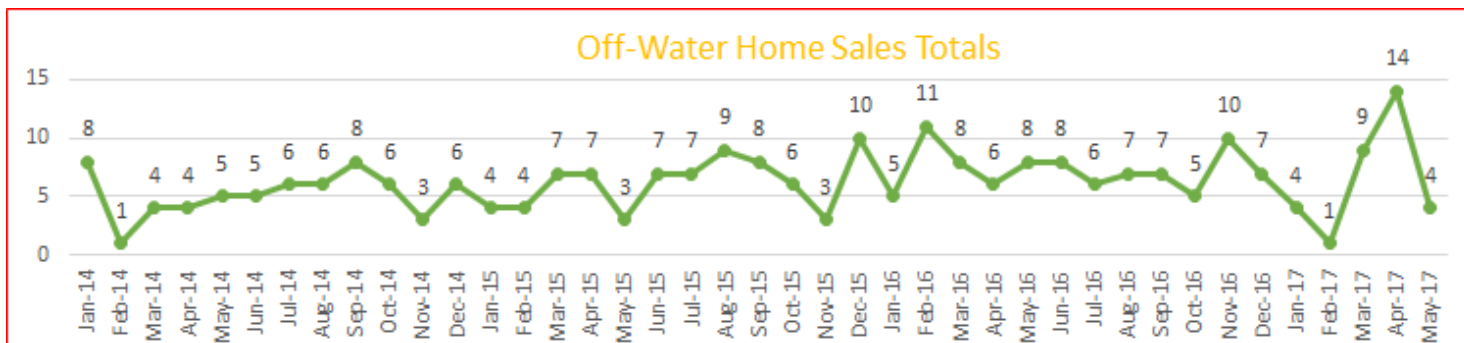


Figure 12: Off-Water Home Sales by Month.

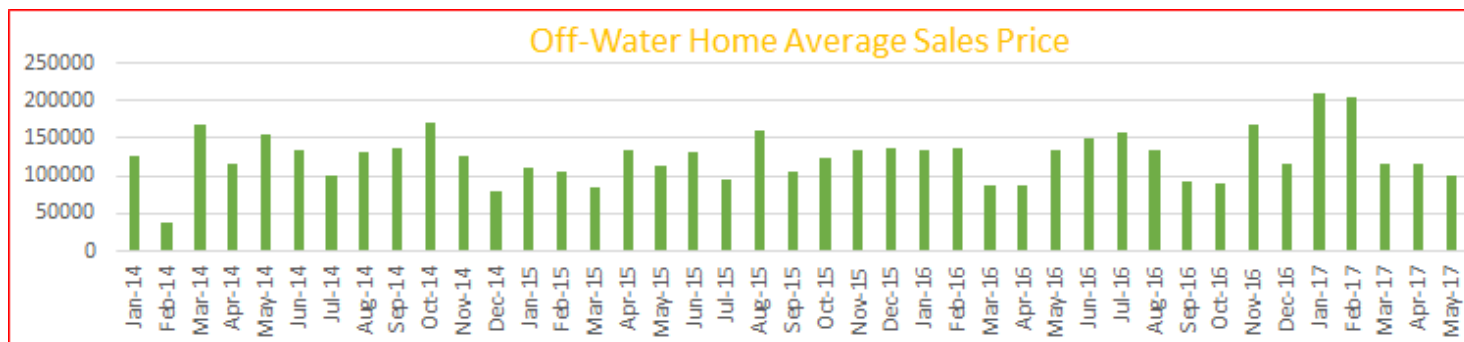


Figure 13: Average Off-water Home Sales Price by Month.

Sales Comparison 2017 and 2016:			
	2017	2016	Change
Units	32	38	-15.8%
Dollar Volume	\$4,111,950	\$4,485,605	-8.3%
Avg. Sales Price	\$128,498	\$118,042	8.9%
Median Sales Price	\$111,000	\$116,250	-4.5%
Avg. Days On Market	238	244	-2.9%

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.

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