

August 2017 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
OYSTER ROAD	\$157,500	\$165,000	46	LOTTSBURG	COAN RIVER
EDGEWATER DRIVE	\$345,000	\$399,000	659	HEATHSVILLE	ELLYSON CREEK
ELLYSON CREEK DRIVE	\$200,000	\$210,000	171	HEATHSVILLE	ELLYSON CREEK
EAGLES NEST LANE	\$300,000	\$339,000	275	HEATHSVILLE	CUBITT CREEK
WATERS COVE CIRCLE	\$199,000	\$219,000	262	REEDVILLE	COCKRELLS CREEK
COBBS HALL LANDING LN	\$535,000	\$549,000	68	KILMARNOCK	DIVIDING CREEK
SHIPWATCH LANE	\$350,000	\$375,000	704	REEDVILLE	CHESAPEAKE BAY
WOODHAVEN DRIVE	\$275,000	\$299,950	196	HEATHSVILLE	SPENCES CREEK
BLUE HERON DR	\$475,000	\$500,000	190	HEATHSVILLE	HACK CREEK
HARDINGS WHARF DRIVE	\$900,000	\$948,000	109	KILMARNOCK	DIVIDING CREEK
SUNRISE COURT	\$249,900	\$249,900	139	LOTTSBURG	GLEBE CREEK
DEVILS WOOD YARD ROAD	\$392,500	\$399,000	95	OPHELIA	POTOMAC RIVER
PINE TREE POINT DRIVE	\$405,000	\$415,000	152	HEATHSVILLE	LITTLE WICOMICO RIVER
TUCKER POINT LANE	\$615,000	\$645,000	939	CALLAO	LODGE CREEK
PINE POINT DRIVE	\$199,500	\$199,500	111	HEATHSVILLE	COD CREEK
WHITTAKER LANE	\$669,000	\$669,000	58	KILMARNOCK	DIVIDING CREEK
FOREST GREEN ROAD	\$385,000	\$399,000	947	REEDVILLE	LITTLE WICOMICO RIVER
MAIN STREET	\$312,000	\$355,000	586	REEDVILLE	COCKRELLS CREEK
WILDLIFE LANE	\$120,000	\$120,000	100	OPHELIA	HACK CREEK
BALLS NECK ROAD	\$800,000	\$550,000	515	KILMARNOCK	MILL CREEK
LIGHTHOUSE VIEW DRIVE	\$879,000	\$899,000	536	HEATHSVILLE	LITTLE WICOMICO RIVER

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

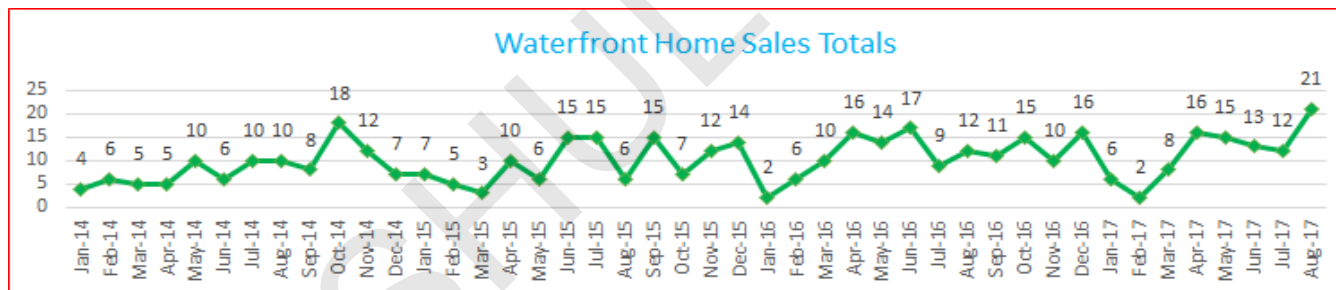


Figure 2: Waterfront Homes Sold by Month

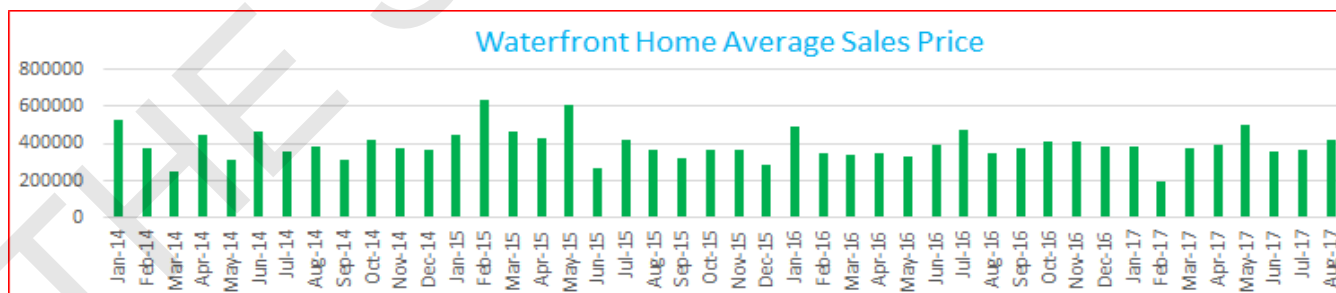


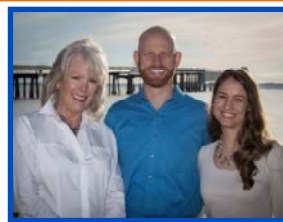
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	93	86	8.1%
Dollar Volume	\$37,322,900	\$31,790,895	17.4%
Avg. Sales Price	\$401,322	\$369,662	8.6%
Median Sales Price	\$357,000	\$330,500	8.0%
Avg. Days on Market	256	296	-13.4%

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
HACKS NECK ROAD	\$185,000	\$199,000	393	HEATHSVILLE	LITTLE WICOMICO RIVER
POTOMAC OVERLOOK LANE	\$80,000	\$95,000	85	LOTTSBURG	COAN RIVER
LIGHTHOUSE VIEW	\$257,500	\$280,000	104	HEATHSVILLE	POTOMAC RIVER
SUTTON AVENUE	\$112,500	\$149,500	899	REEDVILLE	COCKRELLS CREEK
HARDINGS WHARF DRIVE	\$225,000	\$249,000	128	KILMARNOCK	DIVIDING CREEK

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

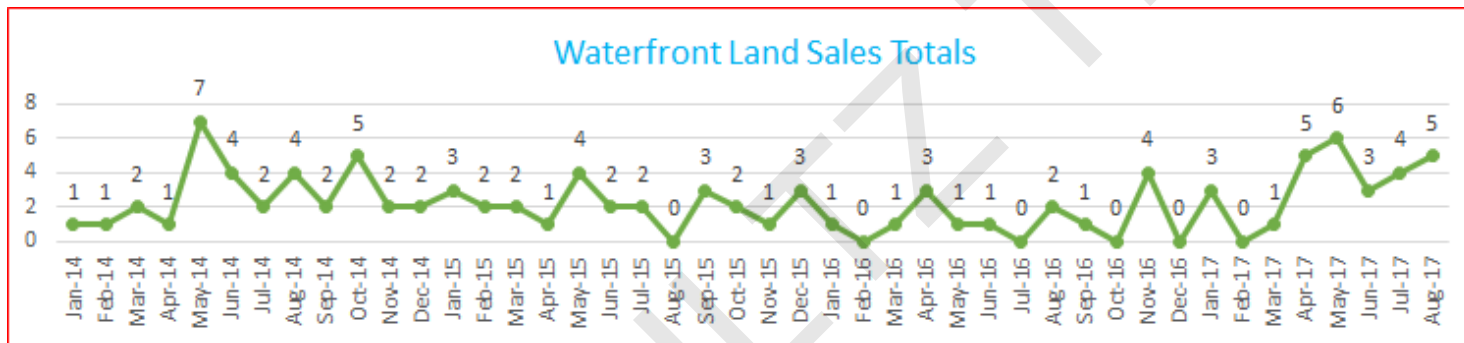


Figure 7: Waterfront Land Sales by Month.

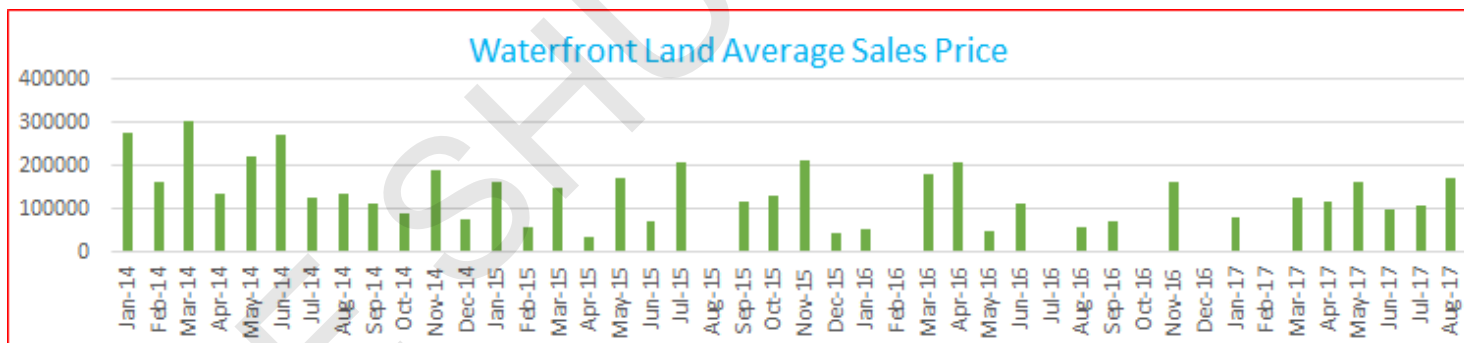


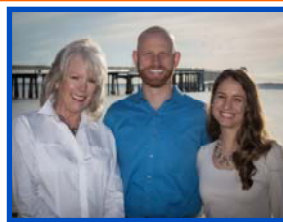
Figure 8: Average Waterfront Land Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	27	8	237.5%
Dollar Volume	\$3,531,500	\$1,086,600	225.0%
Avg. Sales Price	\$130,796	\$135,825	-3.7%
Median Sales Price	\$112,500	\$75,250	49.5%
Avg. Days on Market	572	612	-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
DAVIS DRIVE	\$133,000	\$139,900	\$43	REEDVILLE
LANE RD	\$80,000	\$85,000	\$64	REEDVILLE
CANDY LANE	\$29,700	\$32,700	\$309	LOTTSBURG
WHALEY AVENUE	\$131,000	\$134,900	\$48	REEDVILLE
WICOMICO WAY	\$112,000	\$129,900	\$507	HEATHSVILLE
BLACKBERRY ROAD	\$25,000	\$30,000	\$160	REEDVILLE
MILA ROAD	\$50,000	\$49,000	\$171	HEATHSVILLE
COAN HARBOUR DRIVE	\$215,000	\$229,000	\$204	LOTTSBURG
SUNNYBANK ROAD	\$55,000	\$69,000	\$593	REEDVILLE
WALMSLEY ROAD	\$45,000	\$76,000	\$168	CALLAO

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

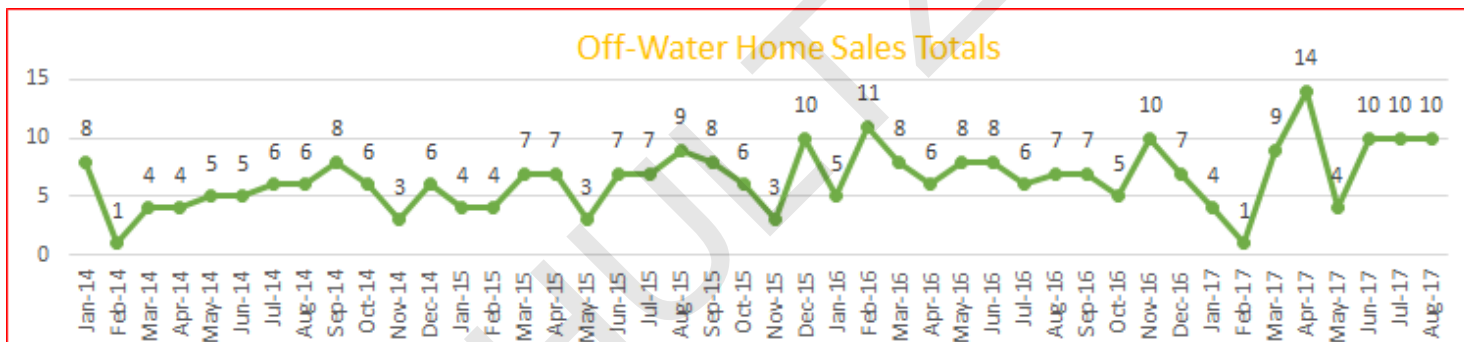


Figure 12: Off-Water Home Sales by Month.

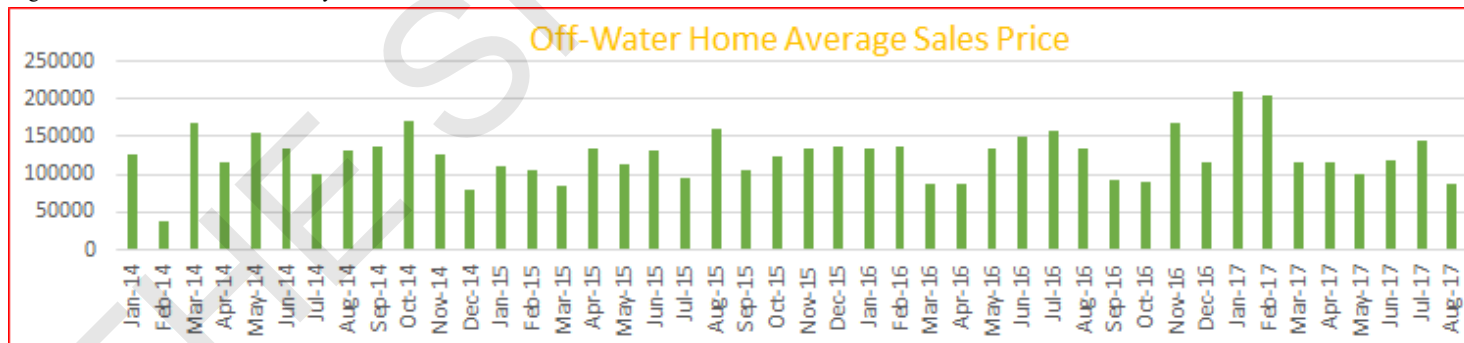


Figure 13: Average Off-water Home Sales Price by Month.

Sales Comparison 2017 and 2016:			
	2017	2016	Change
Units	62	59	5.1%
Dollar Volume	\$7,626,050	\$7,572,130	0.7%
Avg. Sales Price	\$123,001	\$128,341	-4.2%
Median Sales Price	\$116,500	\$125,000	-6.8%
Avg. Days On Market	223	220	1.1%

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.