



October 2017 Sales Report: Middlesex County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
OYSTER RD UNIT#24	\$320,000	\$350,000	58	URBANNA	URBANNA CREEK
COVE COURT	\$365,000	\$379,500	156	DELTAVILLE	STURGEON CREEK
STONEY DR.	\$517,000	\$537,000	56	HARDYVILLE	BUSH PARK CREEK
ISLAND LN UNIT#35	\$340,000	\$359,000	60	URBANNA	URBANNA CREEK
KILMERS POINT DR	\$488,000	\$579,000	218	URBANNA	RAPPAHANNOCK RIVER
RIVER ROAD CIR	\$471,500	\$499,900	65	SALUDA	PIANKATANK
GLEN COVE DRIVE	\$745,000	\$795,000	634	HARDYVILLE	HEALY CREEK
ROSEGILL CT UNIT#N/A	\$258,500	\$275,000	650	URBANNA	URBANNA CREEK

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

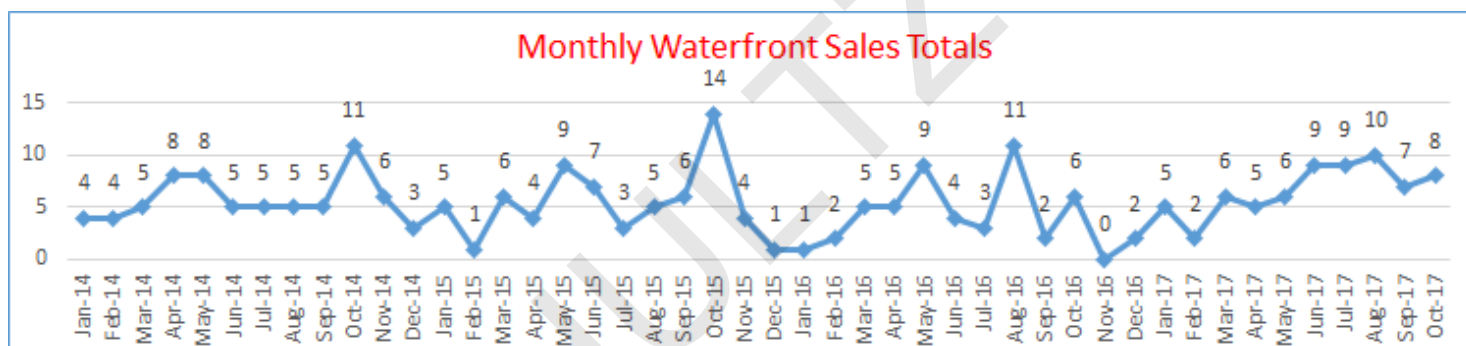


Figure 2: Waterfront Home Sales Totals by Month

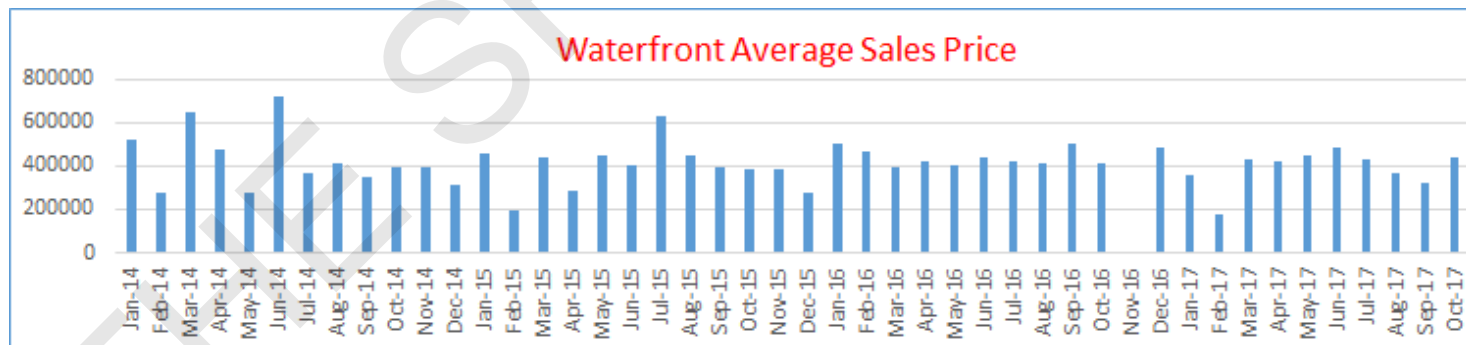


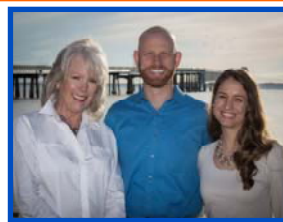
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	67	48	39.6%
Dollar Volume	\$27,117,661	\$20,118,300	34.8%
Avg Sales Price	\$404,741	\$419,131	-3.4%
Median Sales Price	\$340,000	\$394,250	-13.8%
Avg. Days on Market	190	177	7.4%

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	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
WOODLAND DR	\$159,000	\$169,900	148	HARTFIELD
ROBINS POINT AVE	\$118,000	\$125,000	116	DELTAVILLE
LINDEN AVE	\$137,000	\$139,900	179	URBANNA
CROSS ST	\$218,000	\$224,500	199	URBANNA
OLD VIRGINIA ST	\$209,950	\$209,950	11	URBANNA
LYNNS LANE	\$245,000	\$245,000	116	WAKE
MILL WHARF RD	\$238,000	\$245,000	82	WAKE
REGENT RD	\$215,000	\$229,000	127	TOPPING
WAKE RD	\$195,000	\$189,900	76	WAKE
GREYS POINT RD	\$182,250	\$189,500	11	TOPPING

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

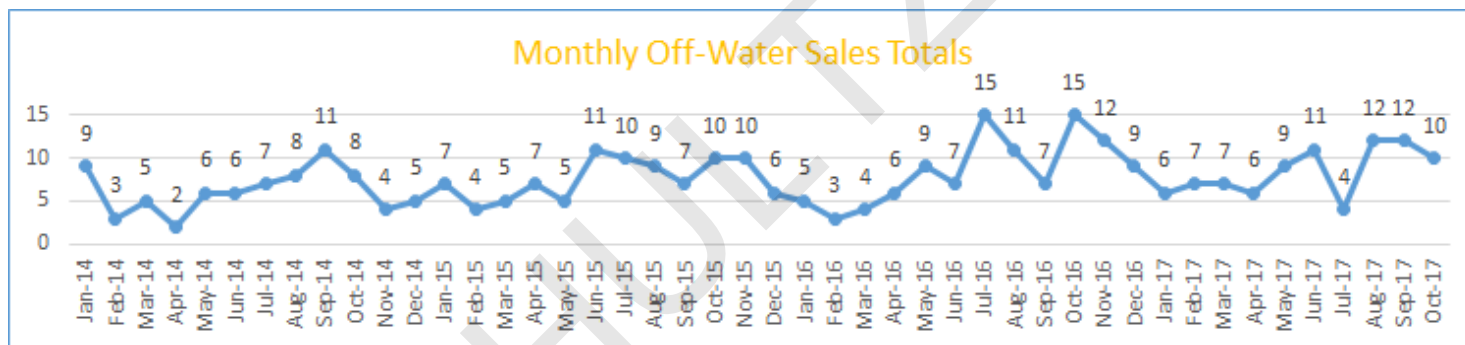


Figure 7: Off-Water Home Sales Totals by Month.

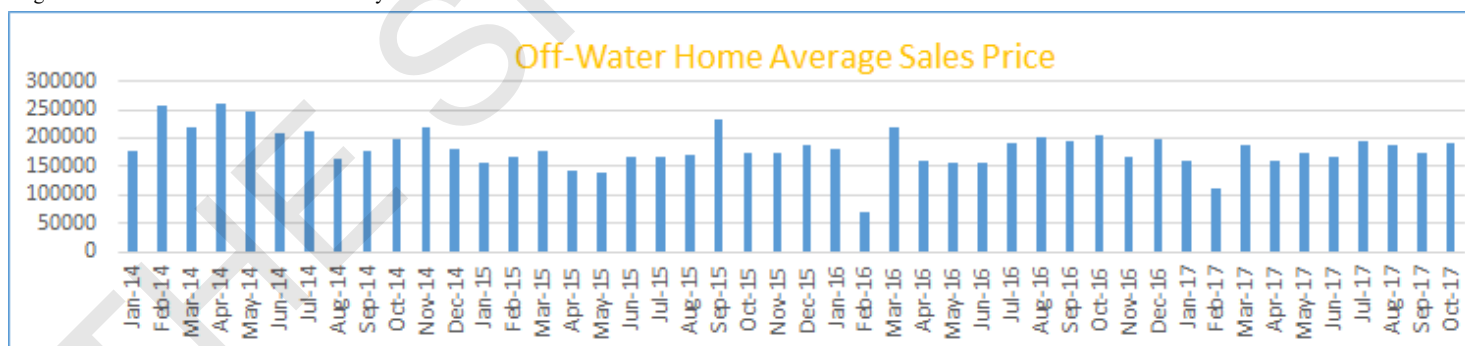


Figure 8: Average Off-Water Home Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	84	82	2.4%
Dollar Volume	\$14,443,389	\$14,960,201	-3.5%
Avg Sales Price	\$171,945	\$182,441	-5.8%
Median Sales Price	\$163,225	\$169,750	-3.8%
Avg. Days on Market	124	162	-23.5%

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.