

October 2017 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
EAGLES NEST LANE	\$600,000	\$629,500	949	HEATHSVILLE	CUBITT CREEK
OYSTER ROAD	\$400,000	\$449,950	38	LOTTSBURG	COAN RIVER
PENNY CREEK LANE	\$365,000	\$369,900	46	HEATHSVILLE	PENNY CREEK
COAN WATER LANE	\$356,000	\$399,900	199	HEATHSVILLE	COAN RIVER
GREAT WICOMICO LIGHT LA	\$419,500	\$429,500	67	REEDVILLE	CHESAPEAKE BAY
BARN POINT ROAD	\$468,000	\$479,000	125	LOTTSBURG	YEOCOMICO RIVER
FOX POINT ROAD	\$345,000	\$350,000	133	REEDVILLE	WHAYS CREEK
BOGEY NECK ROAD	\$240,000	\$250,000	563	HEATHSVILLE	TIPERS CREEK

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

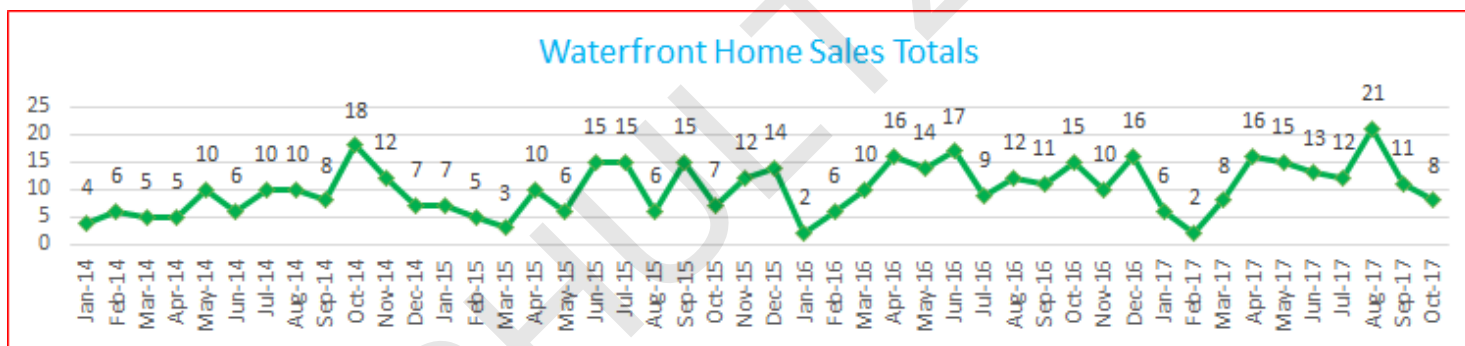


Figure 2: Waterfront Homes Sold by Month

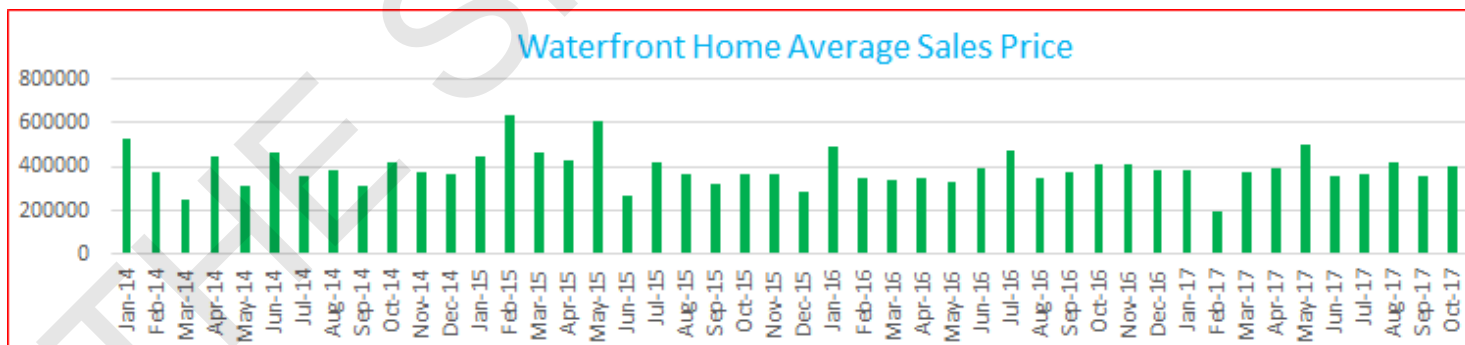


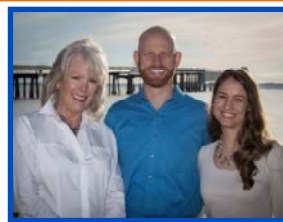
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	112	112	0.0%
Dollar Volume	\$44,439,900	\$42,040,995	5.7%
Avg. Sales Price	\$396,785	\$375,366	5.7%
Median Sales Price	\$361,000	\$330,500	9.2%
Avg. Days on Market	260	275	-5.4%

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
JESSIE DUPONT MEMORIAL	\$65,000	\$72,800	577	BURGESS	GREAT WICOMICO RIVER
BLUE JAY DRIVE	\$93,000	\$109,500	510	HEATHSVILLE	LITTLE WICOMICO RIVER
SCULLING OAR LANE	\$240,000	\$250,000	267	KILMARNOCK	DIVIDING CREEK
OSPREY DRIVE	\$75,000	\$79,500	40	HEATHSVILLE	HULL CREEK

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

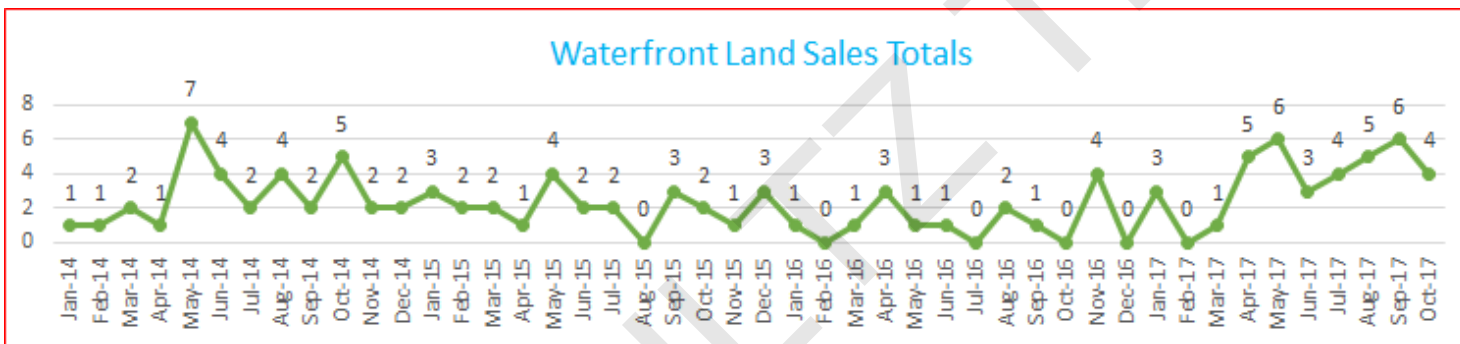


Figure 7: Waterfront Land Sales by Month.

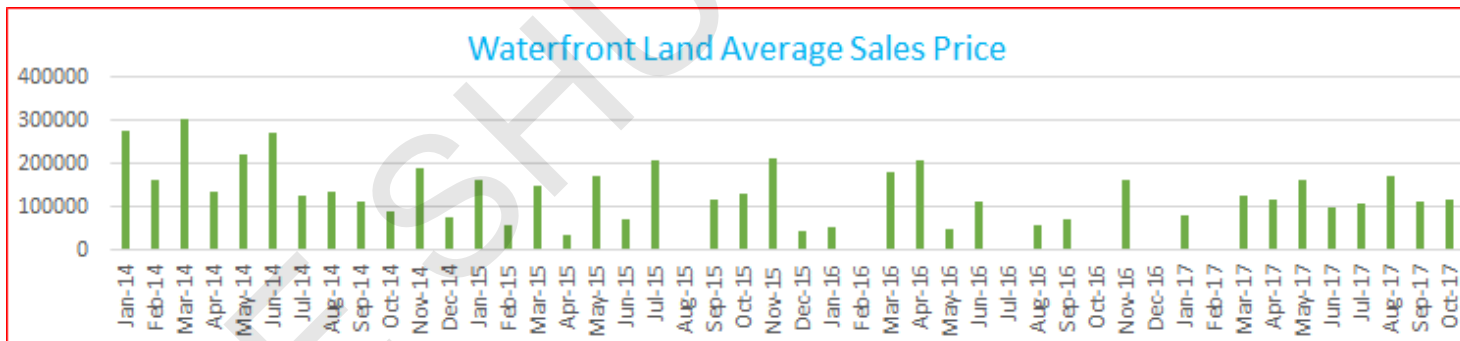


Figure 8: Average Waterfront Land Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	37	9	311.1%
Dollar Volume	\$4,682,000	\$1,159,600	303.8%
Avg. Sales Price	\$126,541	\$128,844	-1.8%
Median Sales Price	\$112,500	\$73,000	54.1%
Avg. Days on Market	574	548	4.8%

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
FLEETON POINT CIRCLE	\$182,500	\$199,000	\$462	REEDVILLE
VILLAGE GREEN DRIVE	\$148,000	\$149,900	\$3	CALLAO
HICKORY LN	\$80,000	\$129,000	\$24	Reedville
INDIAN TRAIL ROAD	\$197,000	\$197,000	\$116	HEATHSVILLE
COURTHOUSE ROAD	\$137,000	\$137,000	\$72	HEATHSVILLE
SKIPJACK DRIVE	\$223,003	\$229,900	\$229	HEATHSVILLE
HARRYHOGAN RD	\$255,000	\$259,900	\$42	CALLAO
SHERWOOD DRIVE	\$85,000	\$99,900	\$651	REEDVILLE
LODGE ROAD	\$120,000	\$135,000	\$46	CALLAO
FERRY ROAD	\$88,000	\$89,900	\$102	HEATHSVILLE
SANDY BEACH ROAD	\$299,900	\$299,900	\$261	HEATHSVILLE
COOPERS LANDING DRIVE	\$265,000	\$269,950	\$112	HEATHSVILLE
FRUIT PLAIN ROAD	\$140,000	\$159,500	\$260	CALLAO

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

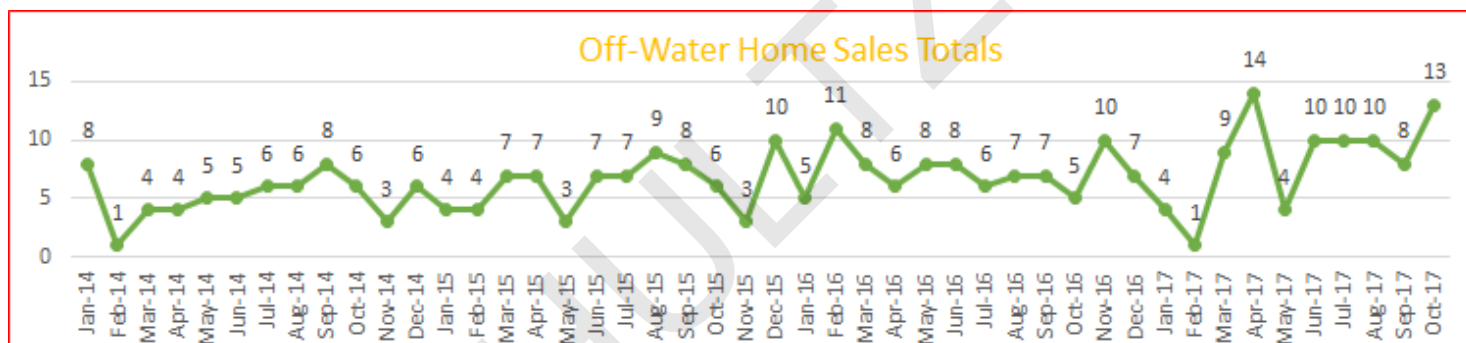


Figure 12: Off-Water Home Sales by Month.

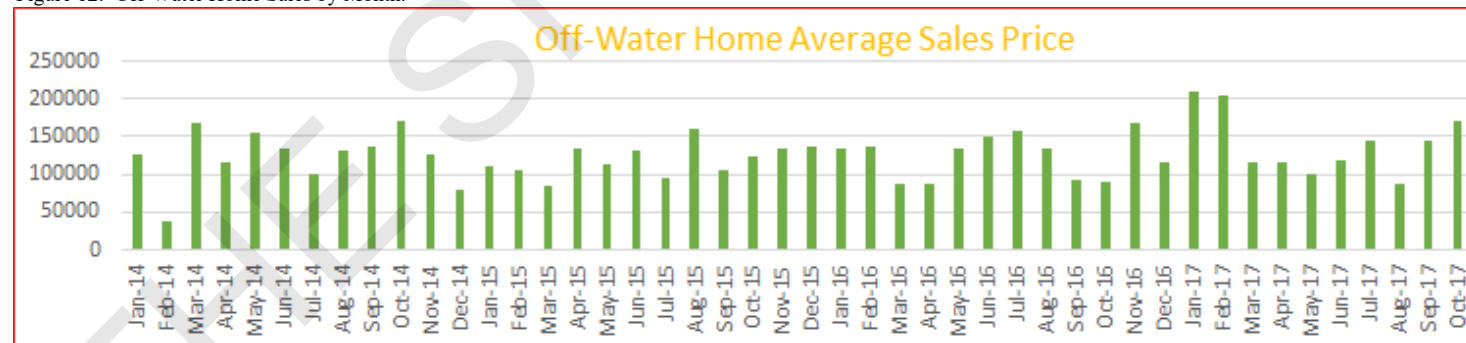


Figure 13: Average Off-water Home Sales Price by Month.

Sales Comparison 2017 and 2016:			
	2017	2016	Change
Units	83	71	16.9%
Dollar Volume	\$11,002,453	\$8,668,930	26.9%
Avg. Sales Price	\$132,560	\$122,098	8.6%
Median Sales Price	\$125,000	\$117,500	6.4%
Avg. Days On Market	226	253	-11.9%

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.