

June 2017 Sales Report: Northumberland County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
SOUTH SIOUX ROAD	\$260,000	\$275,000	130	KILMARNOCK	INDIAN CREEK
KEEL COURT	\$385,000	\$399,000	52	HEATHSVILLE	TOWLES CREEK
SLOUGH CREEK LANE	\$160,000	\$175,000	56	REEDVILLE	SLOUGH CREEK
GALWAY DR	\$345,000	\$395,000	626	KILMARNOCK	BARNES CREEK
ROWES LANDING WAY	\$375,000	\$389,000	109	HEATHSVILLE	COAN RIVER
SPRING LANE	\$216,500	\$229,500	95	HEATHSVILLE	HULL CREEK
RIVERVIEW ROAD	\$225,000	\$225,000	663	HEATHSVILLE	LOWES POND
SOUTH DRIVE	\$307,000	\$348,000	373	KILMARNOCK	INDIAN CREEK
PRENTICE CREEK ROAD	\$639,000	\$639,000	39	KILMARNOCK	PRENTICE CREEK
SANDY BEACH ROAD	\$420,000	\$439,500	1585	HEATHSVILLE	HULL CREEK
MULLBARRY LANE	\$585,000	\$599,000	78	HEATHSVILLE	GREAT WICOMICO RIVER
SANDY POINT ROAD	\$275,000	\$300,000	35	HEATHSVILLE	GREAT WICOMICO RIVER
BLUFF POINT ROAD	\$450,000	\$475,000	653	KILMARNOCK	HENRYS CREEK

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

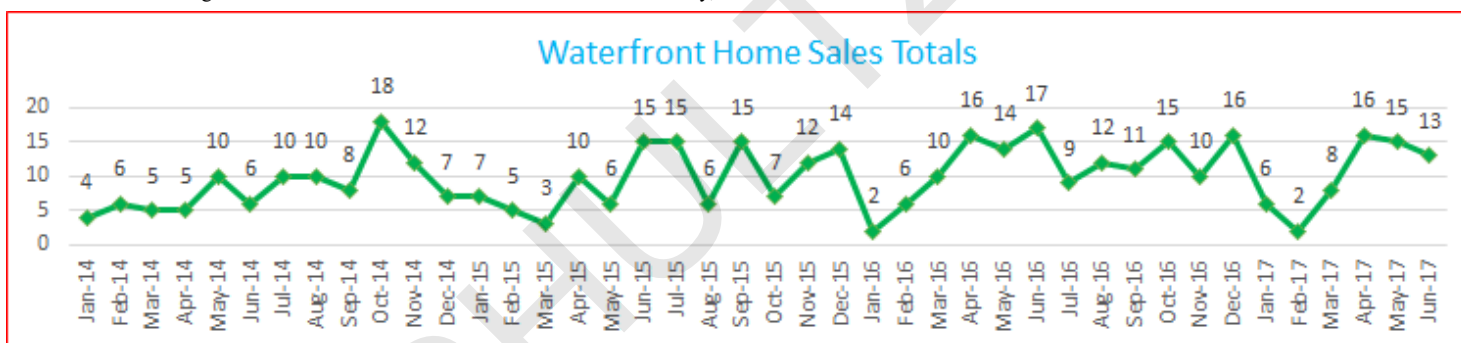


Figure 2: Waterfront Homes Sold by Month

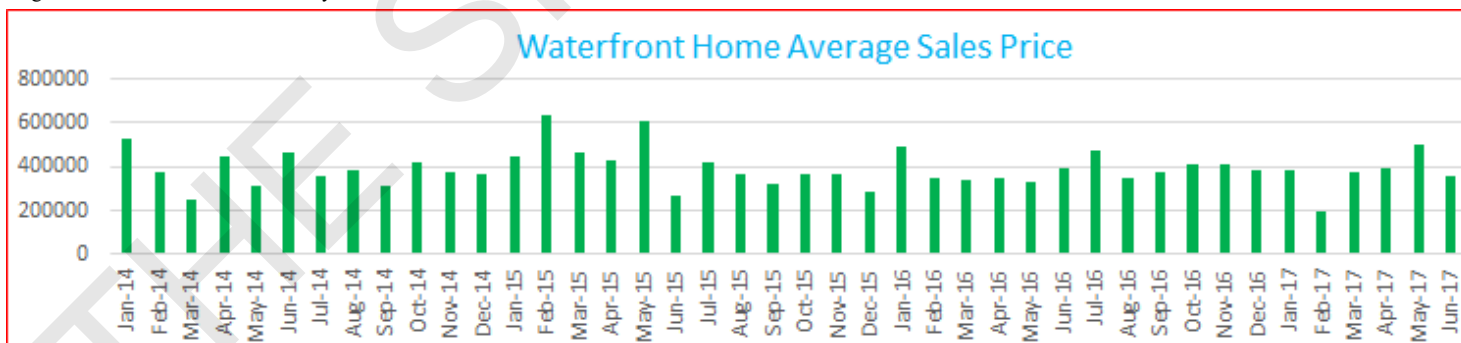


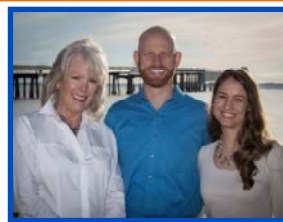
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	60	65	-7.7%
Dollar Volume	\$24,115,500	\$23,310,095	3.5%
Avg. Sales Price	\$401,925	\$358,617	12.1%
Median Sales Price	\$375,000	\$315,000	19.0%
Avg. Days on Market	248	303	-18.1%

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
FLEETON ROAD	\$125,000	\$159,500	243	REEDVILLE	COCKRELL CREEK
FOREST GREEN ROAD	\$37,500	\$40,000	117	REEDVILLE	BRIDGE CREEK
POTOMAC DRIVE	\$135,000	\$169,500	483	HEATHSVILLE	POTOMAC RIVER

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

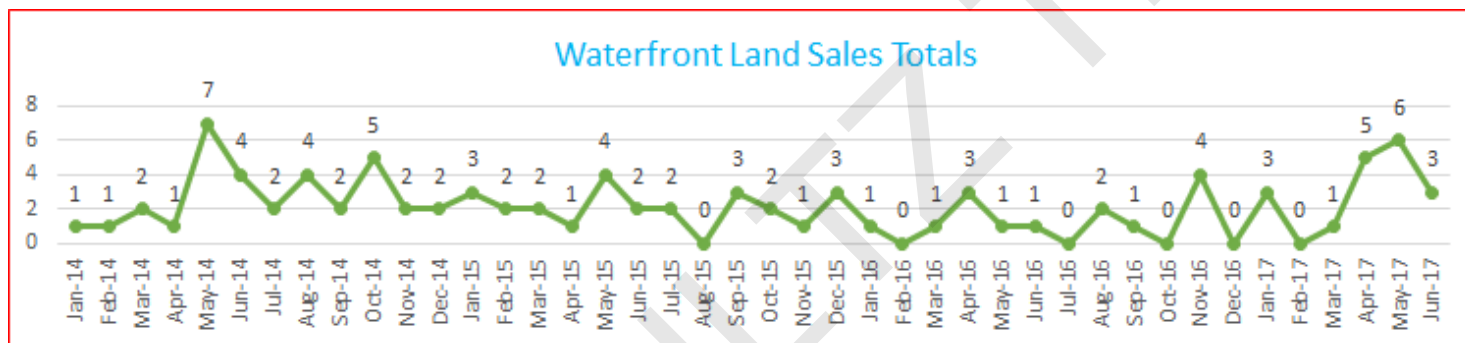


Figure 7: Waterfront Land Sales by Month.

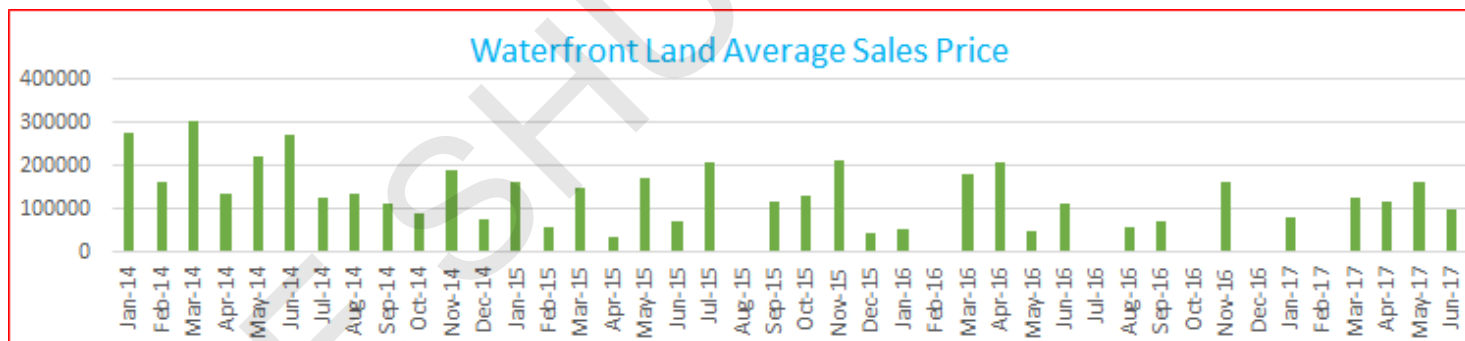


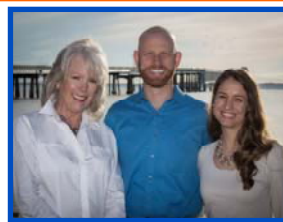
Figure 8: Average Waterfront Land Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	18	6	200.0%
Dollar Volume	\$2,236,500	\$969,600	130.7%
Avg. Sales Price	\$124,250	\$161,600	-23.1%
Median Sales Price	\$111,250	\$101,300	9.8%
Avg. Days on Market	534	673	-20.6%

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
Chestnut Court	\$136,500	\$135,000	50	BURGESS
Clifton Avenue	\$225,000	\$230,000	46	KILMARNOCK
Cove Lane	\$155,500	\$158,500	141	HEATHSVILLE
Fleeton Point Circle	\$170,000	\$180,000	81	FLEETON
Flag Pond Lane	\$96,000	\$99,000	55	HEATHSVILLE
Conaway Lane	\$26,900	\$29,900	95	WICOMICO CHURCH
Pocahontas Road	\$143,000	\$159,000	260	KILMARNOCK
Blackwells Wharf Road	\$35,000	\$44,900	221	BURGESS
Coan Stage Road	\$42,000	\$77,000	365	HEATHSVILLE
Northumberland Hwy	\$150,000	\$168,950	93	HEATHSVILLE

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

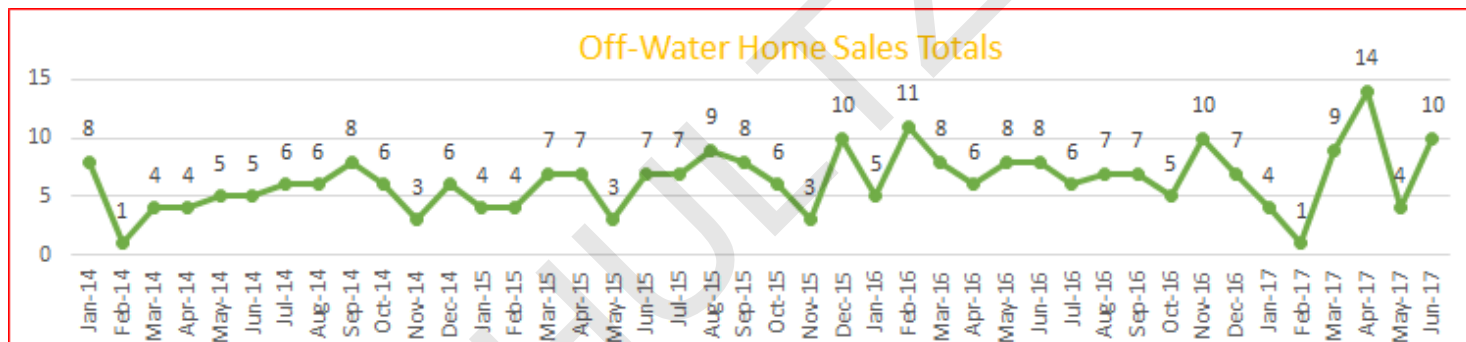


Figure 12: Off-Water Home Sales by Month.

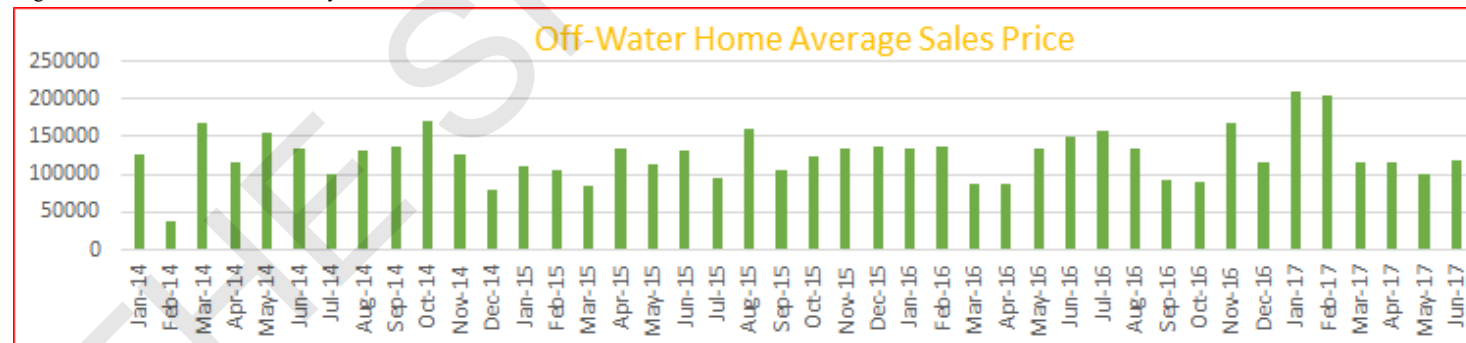


Figure 13: Average Off-water Home Sales Price by Month.

Sales Comparison 2017 and 2016:			
	2017	2016	Change
Units	42	46	-8.7%
Dollar Volume	\$5,291,850	\$5,695,755	-7.1%
Avg. Sales Price	\$125,996	\$123,821	1.8%
Median Sales Price	\$116,500	\$119,500	-2.5%
Avg. Days On Market	214	241	-12.2%

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.