

June 2017 Sales Report: Middlesex County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
MARINERS POINT LANE	\$322,000	\$337,000	198	DELTAVILLE	WILTON CREEK
BOBWHITE LANE	\$450,000	\$489,000	398	LOCUST HILL	WHITING CREEK
RIVERS EDGE LN	\$449,000	\$489,000	47	SALUDA	RAPPAHANNOCK RIVER
FALLING TIDE ROAD	\$650,000	\$950,000	199	DELTAVILLE	PIANKATANK RIVER
MOLLY'S WAY	\$557,000	\$569,000	32	URBANNA	URBANNA CREEK
LONG POINT LN	\$187,000	\$199,950	28	TOPPING	MEACHIMS CREEK
BRANDON POINT ROAD	\$435,000	\$459,900	240	MIDDLESEX	RAPPAHANNOCK RIVER
RIDGE ROAD	\$930,000	\$994,000	269	HARTFIELD	PIANKATANK RIVER
STOVE POINT RD	\$355,995	\$345,900	29	DELTAVILLE	PIANKATANK RIVER

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

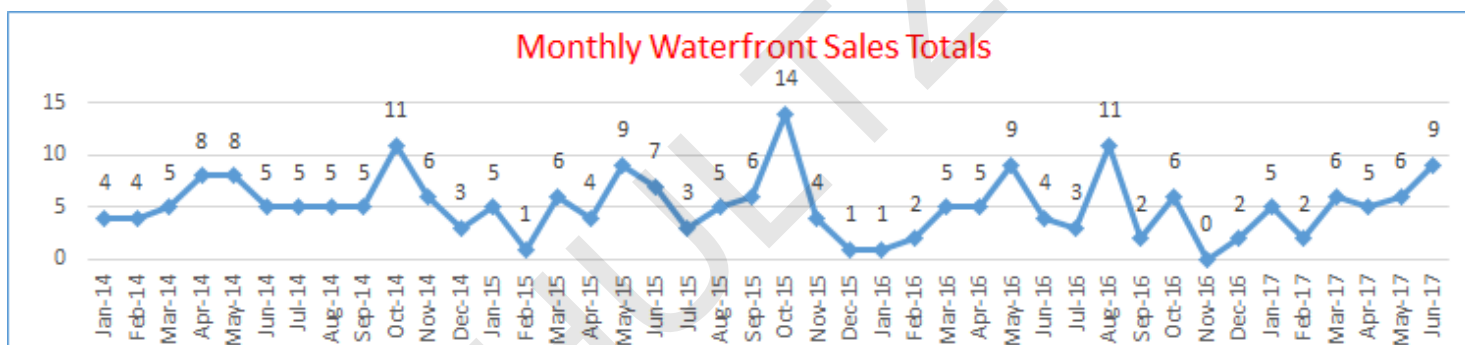


Figure 2: Waterfront Home Sales Totals by Month

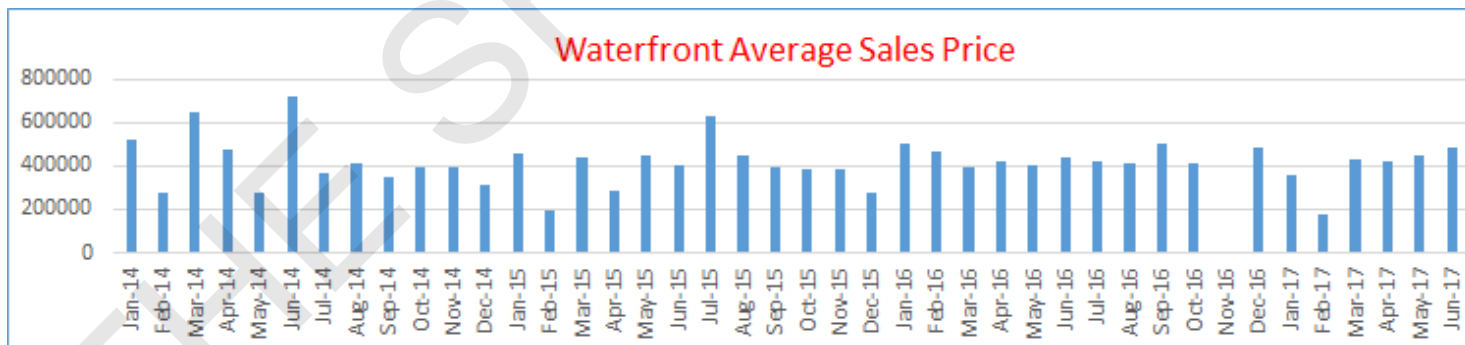


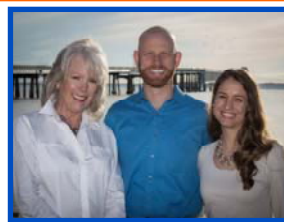
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	33	26	26.9%
Dollar Volume	\$13,846,895	\$10,889,400	27.2%
Avg Sales Price	\$419,603	\$418,823	0.2%
Median Sales Price	\$335,000	\$411,250	-18.5%
Avg. Days on Market	152	149	2.0%

Figure 4: Year to Date Sales Comparison Between 2015 and 2016 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
BURNING TREE RD	\$135,000	\$135,500	40	HARTFIELD
N OAKES CIR	\$174,000	\$174,500	74	SALUDA
BUCKS VIEW	\$133,900	\$139,900	108	DELTAVILLE
BOXWOOD DR	\$131,000	\$139,000	266	HARTFIELD
RIVERBOAT LANE WEST	\$285,000	\$297,500	57	HARTFIELD
PROVIDENCE RD	\$87,000	\$90,000	42	DELTAVILLE
CROSS ST	\$245,000	\$259,500	31	URBANNA
REMLIK DR	\$216,500	\$219,900	146	URBANNA
SHORE DR	\$115,000	\$140,000	55	HARTFIELD
LOCUST GROVE RD	\$129,500	\$129,500	76	TOPPING
REMLIK DR	\$189,900	\$199,950	209	URBANNA

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

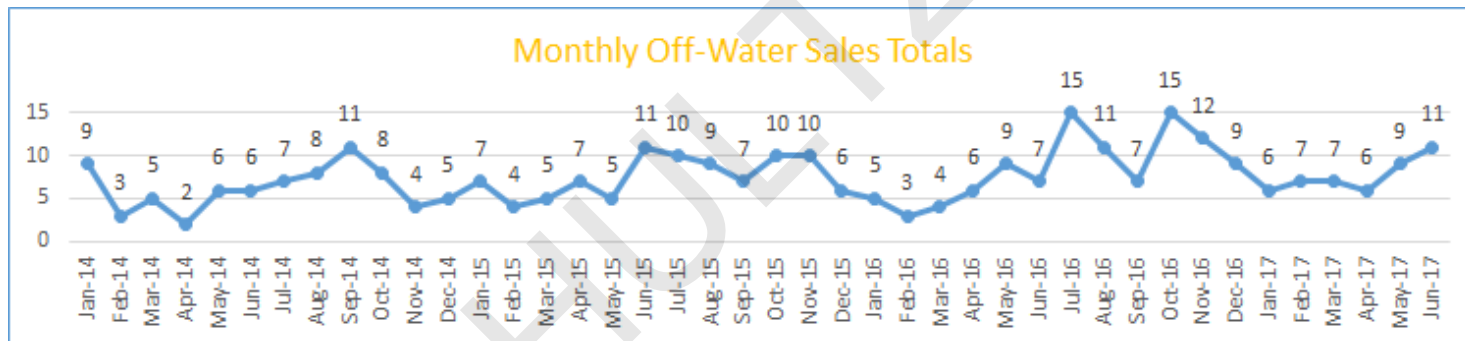


Figure 7: Off-Water Home Sales Totals by Month.

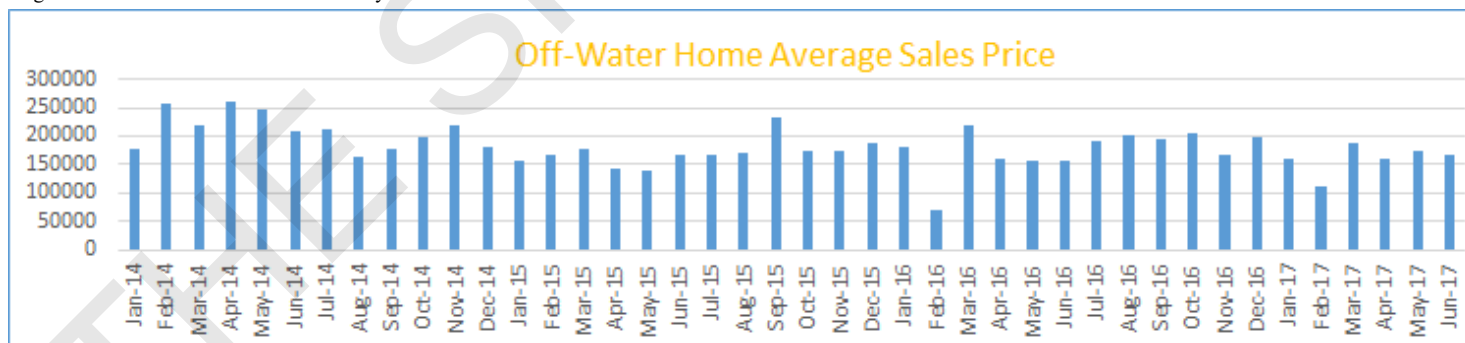


Figure 8: Average Off-Water Home Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	46	34	35.3%
Dollar Volume	\$7,418,339	\$5,471,651	35.6%
Avg Sales Price	\$161,268	\$160,931	0.2%
Median Sales Price	\$143,500	\$143,000	0.3%
Avg. Days on Market	140	119	17.5%

Figure 9: Year to Date Sales Comparison Between 2015 and 2016 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.