

November 2017 Sales Report: Lancaster County

WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
REYNOLDS LANDING	\$250,000	\$375,000	133	IRVINGTON	CARTERS CREEK
LAUREL LANE	\$550,000	\$599,000	59	LANCASTER	CORROTOMAN RIVER
PIRATES	\$137,500	\$190,000	186	LANCASTER	CORROTOMAN RIVER
GREENVALE CREEK ROAD	\$365,000	\$395,000	89	LANCASTER	GREENVALE CREEK
CARDINAL LANE	\$225,100	\$191,000	20	WICOMICO CHUR	TABBS CREEK
OLD POINT ROAD	\$775,000	\$799,500	176	WHITE STONE	TABBS CREEK
HARBOUR VIEW DRIVE	\$785,000	\$785,000	74	WHITE STONE	INDIAN CREEK
OAK HILL ROAD	\$590,000	\$625,000	433	LANCASTER	CORROTOMAN RIVER

Figure 1: Waterfront Homes Sold in Lancaster County, November 2017.

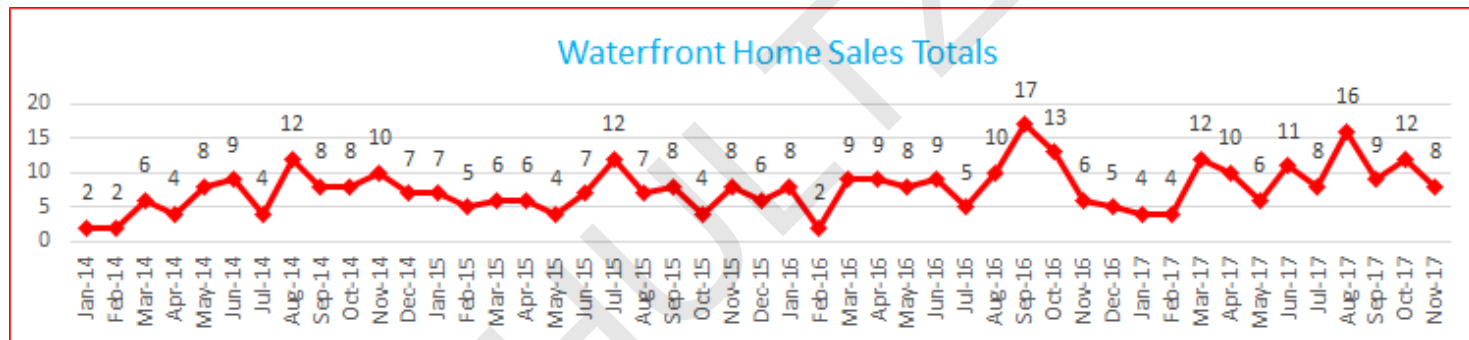


Figure 2: Waterfront Home Sales by Month.

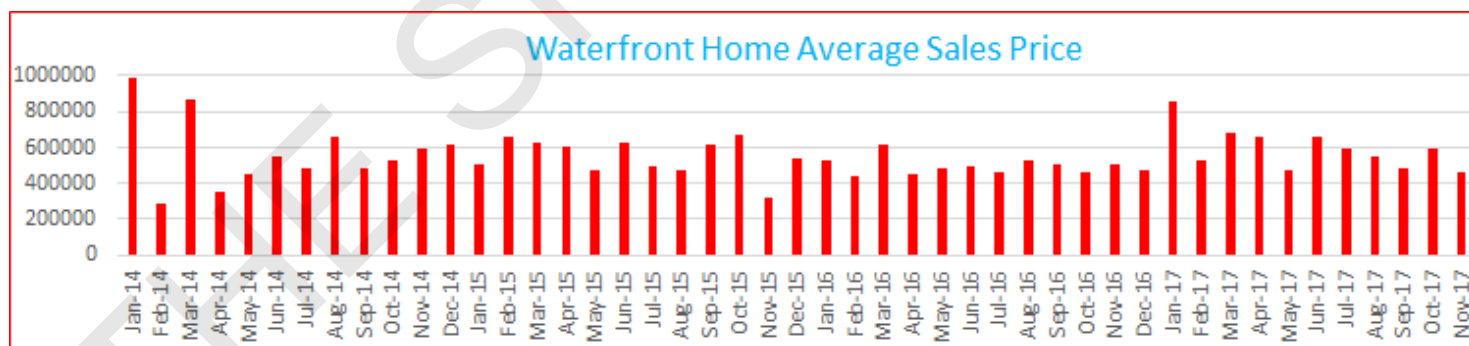


Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	100	100	0.0%
Dollar Volume	\$59,357,655	\$51,051,128	16.3%
Avg. Sales Price	\$593,577	\$510,511	16.3%
Median Sales Price	\$550,000	\$468,500	17.4%
Avg. Days on Market	273	288	-5.0%

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	105	80	80
Dollar Volume	\$53,395,128	\$43,283,474	\$45,862,855
Avg. Sales Price	\$508,525	\$541,043	\$573,286
Median Sales Price	\$470,000	\$490,000	\$451,500
Avg. Days on Market	294	289	343

Figure 5: End of Year Sales Totals 2014 - 2016 for Waterfront Homes.



November 2017 Sales Report: Lancaster County

WATERFRONT LAND:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
NO SALES THIS MONTH	\$0	\$0	0	0	0

Figure 6: Waterfront Land Sold in Lancaster County, November 2017.

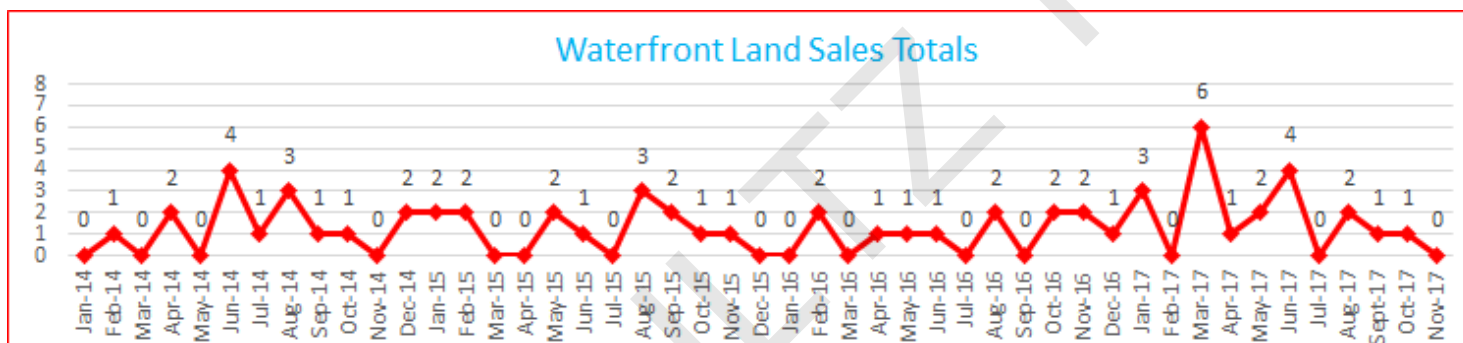


Figure 7: Waterfront Land Sales by Month.

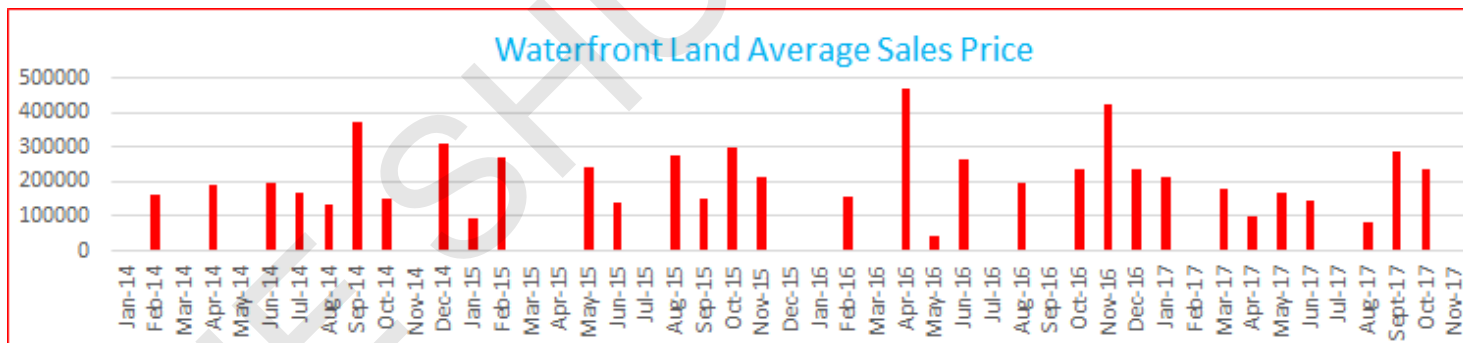


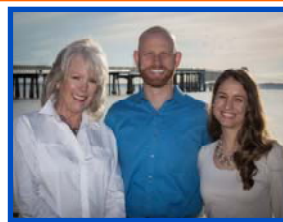
Figure 8: Average Waterfront Land Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	18	11	63.6%
Dollar Volume	\$3,079,400	\$2,806,500	9.7%
Avg. Sales Price	\$171,078	\$255,136	-32.9%
Median Sales Price	\$176,750	\$265,000	-33.3%
Avg. Days on Market	673	253	166.1%

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	12	14	15
Dollar Volume	\$3,044,500	\$2,994,275	\$3,050,500
Avg. Sales Price	\$253,708	\$213,877	\$203,367
Median Sales Price	\$260,500	\$209,000	\$195,000
Avg. Days on Market	239	581	393

Figure 10: End of Year Sales Totals 2014 - 2016 for Waterfront Land.



November 2017 Sales Report: Lancaster County

OFF-WATER HOMES:

Street	Sold Price	List Price	Days on Market	City/Town
BAY COURT	\$132,000	\$149,900	44	KILMARNOCK
BYWAY CIRCLE	\$151,500	\$159,900	76	KILMARNOCK
THIRD AVENUE	\$145,000	\$154,500	275	KILMARNOCK
OAK FARM RD	\$61,854	\$60,000	5	LANCASTER
JOHNS NECK RD	\$25,000	\$27,000	19	LANCASTER
OLD SAINT JOHN'S RD	\$234,000	\$239,000	6	IRVINGTON
SHORE DRIVE	\$58,500	\$49,000	806	LANCASTER
CHOWNINGS FERRY RD	\$112,500	\$125,000	408	LANCASTER

Figure 11: Off-water Home Sales in Lancaster County, November 2017.

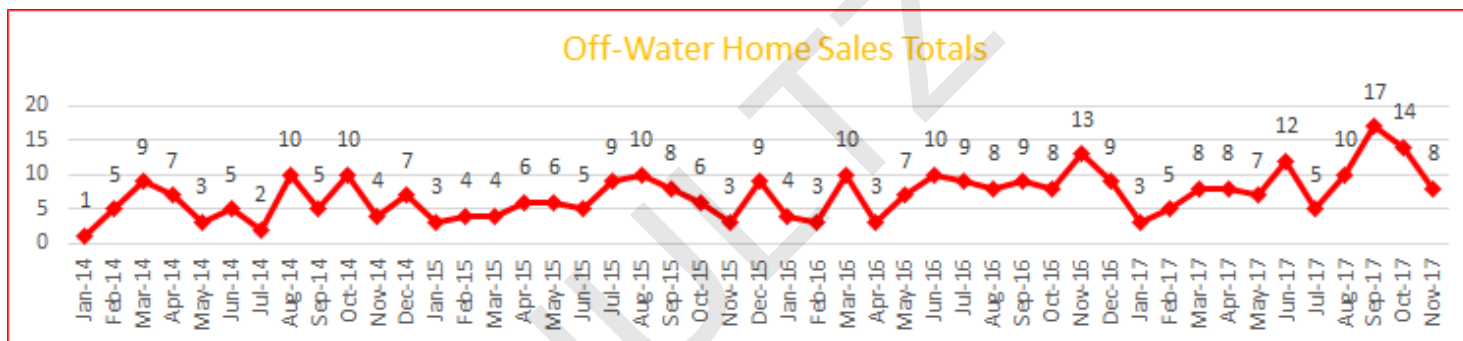


Figure 12: Off-water Home Sales by Month.

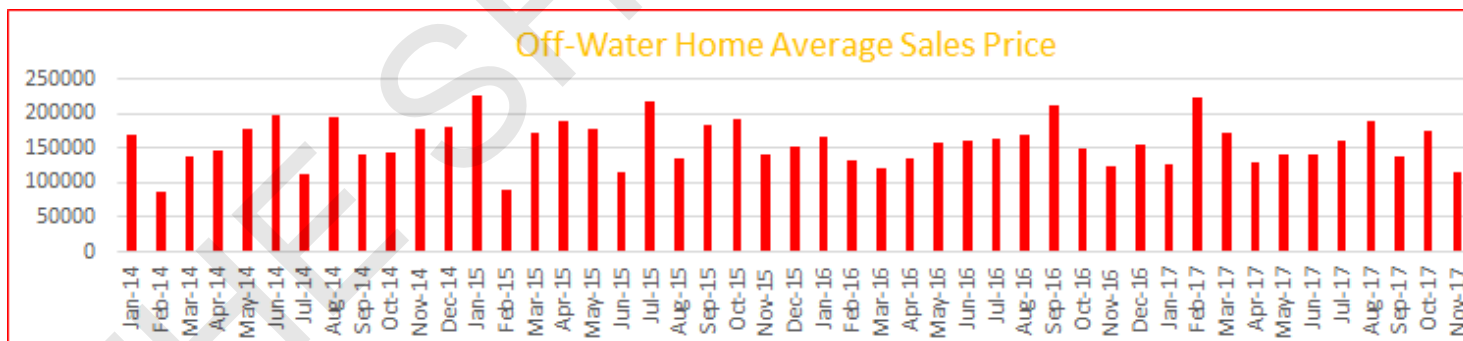


Figure 13: Average Off-water Home Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	97	91	6.6%
Dollar Volume	\$15,023,176	\$14,466,415	3.8%
Avg. Sales Price	\$154,878	\$158,972	-2.6%
Median Sales Price	\$149,500	\$142,000	5.3%
Avg. Days on Market	168	294	-42.9%

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	99	73	68
Dollar Volume	\$15,454,122	\$12,222,215	\$10,643,192
Avg. Sales Price	\$156,102	\$167,428	\$156,518
Median Sales Price	\$139,950	\$155,000	\$143,000
Avg. Days on Market	288	269	298

Figure 15: End of Year Sales Totals 2014 - 2016 for Off-Water Homes.