

## August 2017 Sales Report: Middlesex County

### WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
STONEY DR.	\$380,000	\$405,000	187	HARDYVILLE	BUSH PARK CREEK
SKIPJACK LANDING	\$405,000	\$424,950	81	URBANNA	URBANNA CREEK
OYSTER SHELL ROAD	\$330,000	\$375,000	257	DELTAVILLE	JACKSON CREEK
OSPREY LN	\$325,000	\$339,000	164	LOCUST HILL	WHITINGS CREEK
HOLLOWAY DRIVE	\$415,000	\$425,000	32	TOPPING	MEACHIM CREEK
SIBLEY AVE	\$333,000	\$355,000	152	TOPPING	MEACHIM CREEK
OYSTER HOUSE ROAD	\$618,000	\$624,500	93	WATER VIEW	RAPPAHANNOCK RIVER
SUN BEAU CIRCLE	\$400,000	\$449,500	193	URBANNA	LAGRANGE CREEK
HONEYSUCKLE	\$225,000	\$234,900	150	DELTAVILLE	STURGEON CREEK
VILLA RIDGE DRIVE	\$200,000	\$234,000	1560	HARTFIELD	WILTON CREEK

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

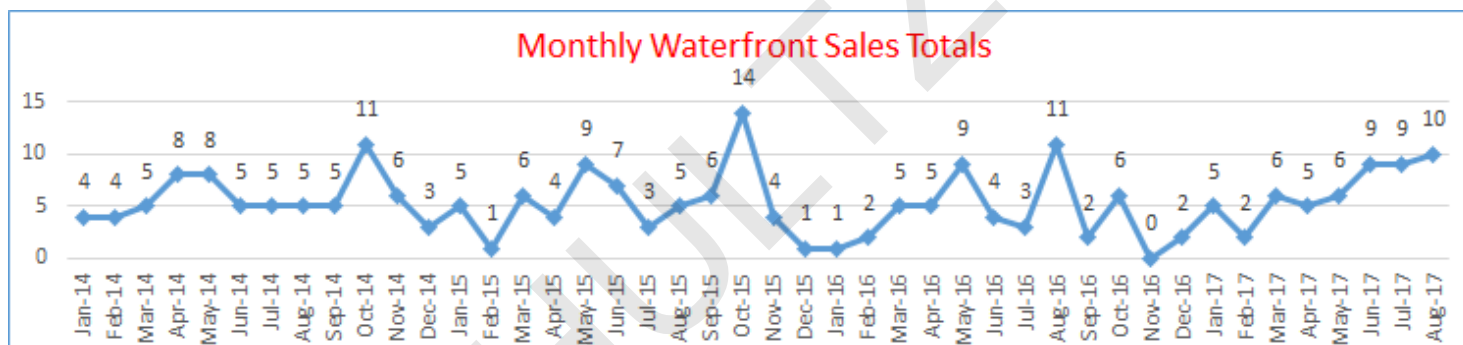


Figure 2: Waterfront Home Sales Totals by Month

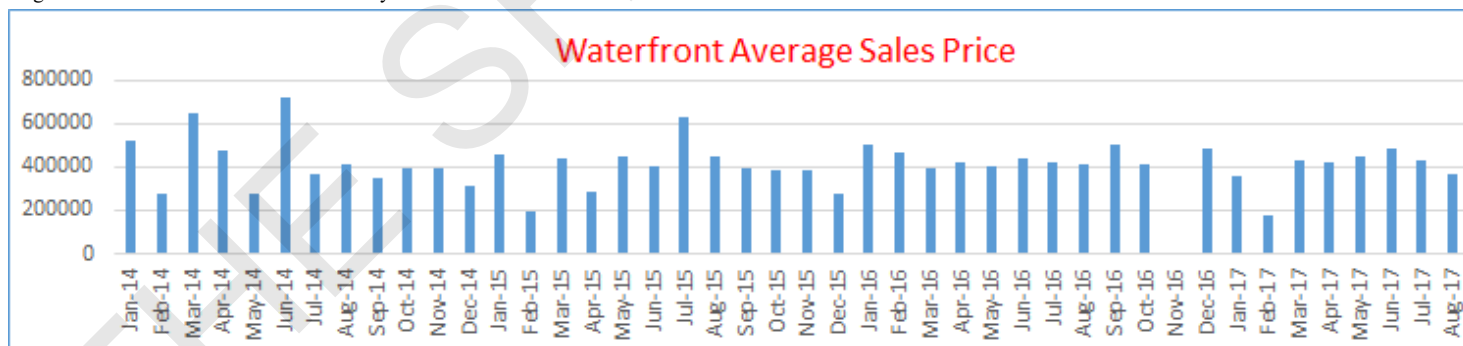


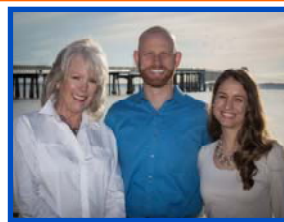
Figure 3: Waterfront Home Average Sales Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	52	40	30.0%
Dollar Volume	\$21,333,661	\$16,654,300	28.1%
Avg Sales Price	\$410,263	\$416,358	-1.5%
Median Sales Price	\$345,498	\$394,250	-12.4%
Avg. Days on Market	187	167	12.0%

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.



## August 2017 Sales Report: Middlesex County

### OFF-WATER HOMES

Street	Sold Price	List Price	Days on Market	City/Town
HILL CREST RD	\$224,500	\$215,000	12	WAKE
N OAKES CIR	\$143,000	\$148,000	45	SALUDA
PINTAIL TRAIL	\$320,000	\$325,000	119	WAKE
FARMERS DELL LN	\$148,000	\$165,000	170	DELTAVILLE
WOOD DR	\$230,000	\$249,900	77	SALUDA
TAYLOR AVE	\$215,000	\$219,500	112	URBANNA
WOODLAND HEIGHTS LN	\$175,000	\$171,500	74	SALUDA
CRITTENDEN ROAD	\$200,000	\$229,900	101	DELTAVILLE
RAPPAHANNOCK AVE	\$95,000	\$99,000	10	URBANNA
BLUE BARN RD	\$159,450	\$159,750	10	WAKE
REGENT RD.	\$133,000	\$134,950	64	TOPPING
GENERAL PULLER HWY	\$190,000	\$195,000	15	DELTAVILLE

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

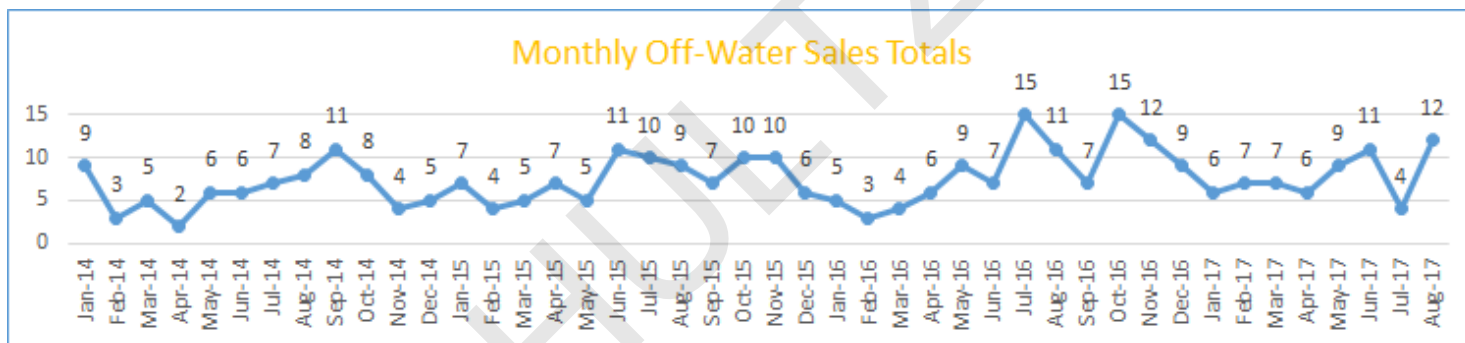


Figure 7: Off-Water Home Sales Totals by Month.

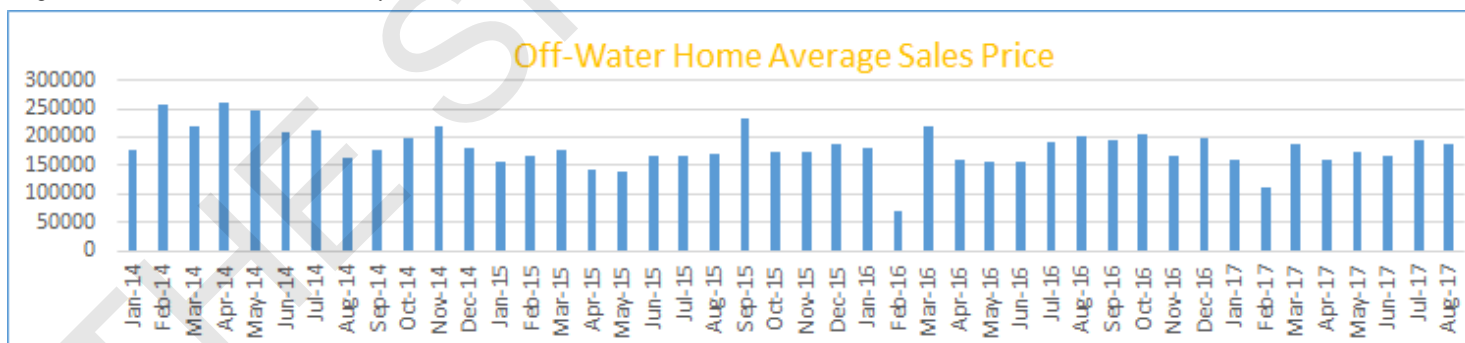


Figure 8: Average Off-Water Home Price by Month.

Sales Comparison 2017 and 2016			
	2017	2016	Change
Units	62	60	3.3%
Dollar Volume	\$10,429,289	\$10,519,051	-0.9%
Avg Sales Price	\$168,214	\$175,318	-4.1%
Median Sales Price	\$154,500	\$168,225	-8.2%
Avg. Days on Market	123	138	-11.4%

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.