

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	February, 2017	March, 2017	PERCENT CHANGE
Residential property sales*	75	65	-13.3%
Residential total dollar volume*	\$13,337,651	\$10,263,015	-23.1%
Average residential sales price*	\$177,835	\$157,893	-11.2%
Median residential sales price*	\$160,000	\$154,000	-3.8%
Total active listings end of month*	421	436	3.6%
Months inventory*	6.2	6.5	4.8%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$157,893 for the month of March, down 11.2 percent versus the month of February when it was \$177,835.

The median price of residential homes for the month of March was \$154,000, versus February when it was \$160,000, a decrease of 3.8 percent.

Total sales of residential homes in Victoria MLS for March was 65, 13.3 percent (10 homes) less than February.

The average Days on Market for residential homes for the month of March was 112, 19.4 percent shorter than the month of February.

Total building permits for Victoria city limits for March were 7, up 75.0 percent compared to February when the number of permits was 4.

Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

Information Herein Deemed Reliable but Not Guaranteed
and does Not reflect all transactions in the market.

Source: Victoria Multiple Listing Service

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**THE RON BROWN
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**Victoria MLS Sales
Residential
Month of March, 2017**

Market Summary (by Sold Price)

<u>Price Range</u>	<u>Count</u>	<u>Sum Price</u>	<u>Average Price</u>	<u>Median Price</u>	<u>Average Days On Market</u>
\$0 - \$49,999	5	\$179,700	\$35,940	\$39,200	31
\$50,000 - \$99,999	10	\$807,288	\$80,729	\$81,250	104
\$100,000 - \$149,999	17	\$2,163,739	\$127,279	\$134,000	111
\$150,000 - \$199,999	15	\$2,549,989	\$169,999	\$164,889	96
\$200,000 - \$249,999	10	\$2,240,629	\$224,063	\$223,200	142
\$250,000 - \$299,999	6	\$1,579,770	\$263,295	\$257,000	188
\$300,000 - \$349,999	1	\$325,000	\$325,000	\$325,000	54
\$400,000 - \$449,999	1	\$416,900	\$416,900	\$416,900	103
Totals:	65	\$10,263,015			
Averages:			\$157,893	\$154,000	112

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**THE RON BROWN
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**Victoria MLS Sales
Residential
Month of February, 2017**

Market Summary (by Sold Price)

<u>Price Range</u>	<u>Count</u>	<u>Sum Price</u>	<u>Average Price</u>	<u>Median Price</u>	<u>Average Days On Market</u>
\$0 - \$49,999	4	\$138,000	\$34,500	\$33,000	89
\$50,000 - \$99,999	11	\$801,600	\$72,873	\$72,000	124
\$100,000 - \$149,999	17	\$2,113,285	\$124,311	\$119,500	133
\$150,000 - \$199,999	14	\$2,395,900	\$171,136	\$170,000	91
\$200,000 - \$249,999	16	\$3,540,776	\$221,299	\$218,500	224
\$250,000 - \$299,999	6	\$1,630,900	\$271,817	\$277,000	144
\$300,000 - \$349,999	2	\$653,900	\$326,950	\$326,950	69
\$350,000 - \$399,999	2	\$718,390	\$359,195	\$359,195	189
\$400,000 - \$449,999	2	\$875,000	\$437,500	\$437,500	31
\$450,000 - \$499,999	1	\$469,900	\$469,900	\$469,900	118
Totals:	75	\$13,337,651			
Averages:			\$177,835	\$160,000	139

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**THE RON BROWN
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**Victoria MLS Active Listings
Residential
March 31, 2017**

Market Summary (by List Price)

<u>Price Range</u>	<u>Count</u>	<u>Sum Price</u>	<u>Average Price</u>	<u>Median Price</u>	<u>Average Days On Market</u>
\$0 - \$49,999	13	\$466,985	\$35,922	\$39,885	110
\$50,000 - \$99,999	58	\$4,766,249	\$82,177	\$84,950	97
\$100,000 - \$149,999	73	\$9,277,344	\$127,087	\$125,900	103
\$150,000 - \$199,999	90	\$16,083,685	\$178,708	\$179,250	122
\$200,000 - \$249,999	56	\$12,776,277	\$228,148	\$229,893	141
\$250,000 - \$299,999	54	\$14,868,011	\$275,334	\$275,000	151
\$300,000 - \$349,999	29	\$9,550,270	\$329,320	\$329,900	91
\$350,000 - \$399,999	25	\$9,545,692	\$381,828	\$379,900	151
\$400,000 - \$449,999	12	\$5,107,993	\$425,666	\$424,450	73
\$450,000 - \$499,999	9	\$4,223,400	\$469,267	\$469,900	92
\$500,000 - \$549,999	3	\$1,598,800	\$532,933	\$524,900	185
\$550,000 - \$599,999	3	\$1,729,400	\$576,467	\$574,500	65
\$600,000 - \$649,999	1	\$649,000	\$649,000	\$649,000	456
\$650,000 - \$699,999	3	\$2,049,900	\$683,300	\$679,900	44
\$750,000 - \$799,999	1	\$764,900	\$764,900	\$764,900	78
\$800,000 - \$849,999	1	\$825,000	\$825,000	\$825,000	84
\$850,000 - \$899,999	1	\$899,000	\$899,000	\$899,000	645
\$900,000 - \$949,999	1	\$929,500	\$929,500	\$929,500	57
\$950,000 - \$999,999	1	\$999,000	\$999,000	\$999,000	194
\$1,150,000 - \$1,199,999	1	\$1,175,305	\$1,175,305	\$1,175,305	41
\$1,300,000 - \$1,349,999	1	\$1,349,000	\$1,349,000	\$1,349,000	57
Totals:	436	\$99,634,711			
Averages:			\$228,520	\$195,000	120

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