

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	Jan-March, 2016	Jan-March, 2017	PERCENT CHANGE
Residential property sales*	191	202	5.8%
Residential total dollar volume*	\$34,382,382	\$35,120,761	2.1%
Average residential sales price*	\$180,012	\$173,865	-3.4%
Median residential sales price*	\$155,889	\$158,850	1.9%
Total active listings end of month*	387	436	12.7%
Months inventory*	6.1	6.5	6.6%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$173,865 for January thru March, 2017, down 3.4 percent versus the same period last year when it was \$180,012.

The median price of residential homes for January thru March, 2017 was \$158,850, versus the same period last year when it was \$155,889, an increase of 1.9 percent.

Total sales of residential homes in Victoria MLS for January thru March, 2017 was 202, 5.8 percent (11 homes) more than the same period last year.

The average Days on Market for residential homes for January thru March, 2017 was 125, 22.4 percent longer than the same period last year.

Total building permits January thru March, 2017 for Victoria city limits were 12, down 36.8 percent compared to the same period 2016 when the number of permits was 19.

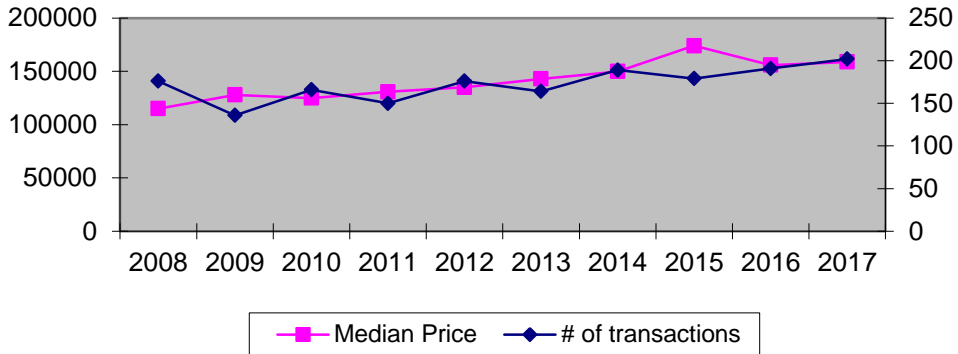
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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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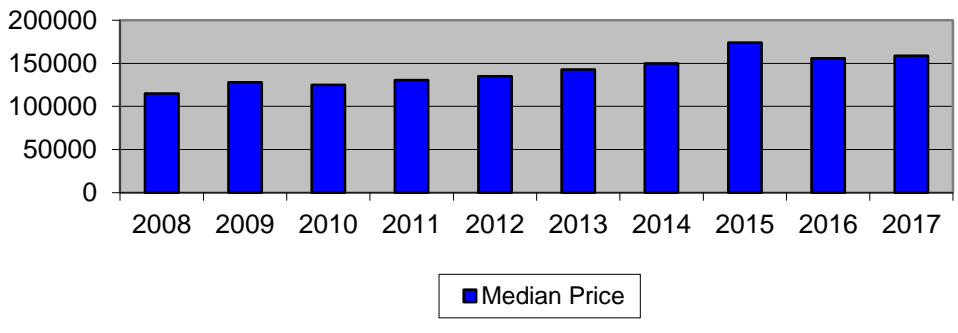


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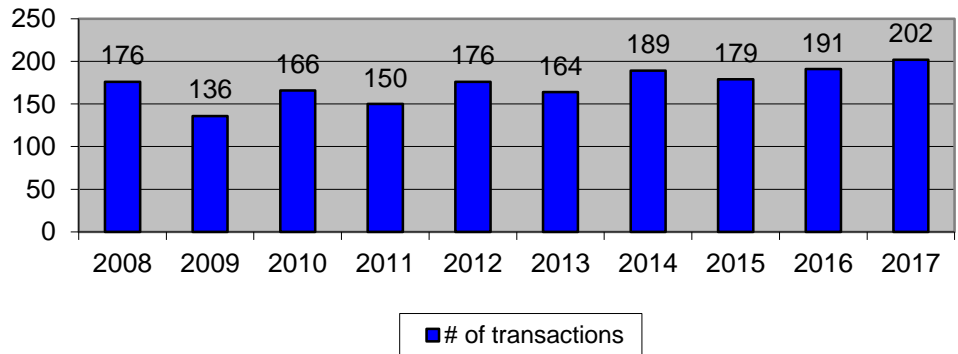
Victoria MLS Residential Sales January Thru March



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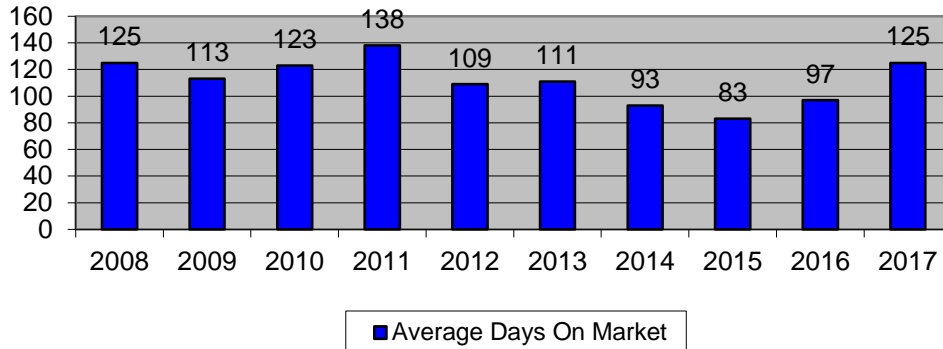
Victoria MLS Residential Sales January Thru March



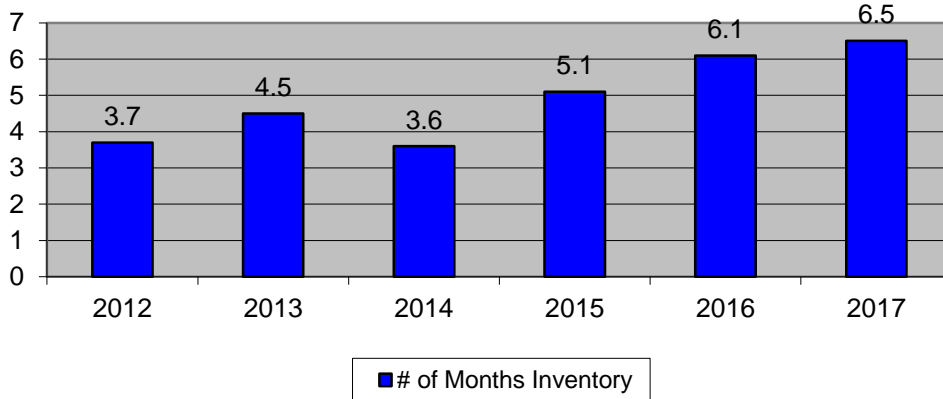
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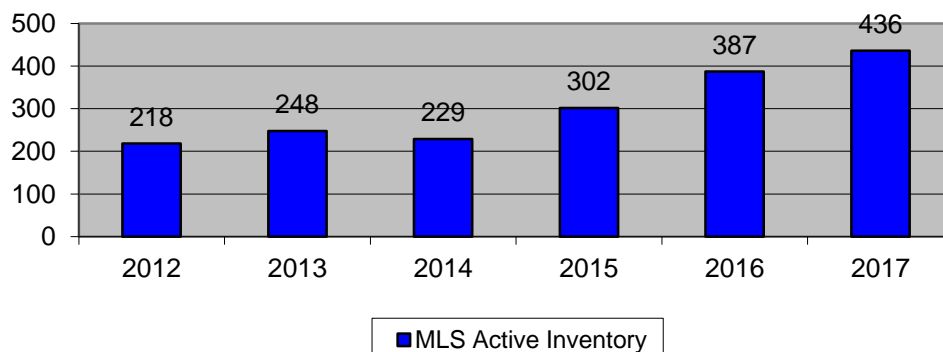
Victoria MLS Residential Sales January Thru March



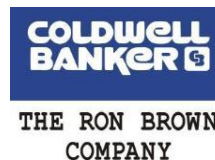
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - March Inventory



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**Victoria MLS Sales
Residential
Jan thru 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	11	\$381,701	\$34,700	\$38,001	60
\$50,000 - \$99,999	28	\$2,156,988	\$77,035	\$79,950	107
\$100,000 - \$149,999	52	\$6,685,109	\$128,560	\$132,500	117
\$150,000 - \$199,999	43	\$7,385,989	\$171,767	\$170,000	93
\$200,000 - \$249,999	37	\$8,281,804	\$223,833	\$225,000	193
\$250,000 - \$299,999	17	\$4,574,080	\$269,064	\$262,615	142
\$300,000 - \$349,999	4	\$1,314,900	\$328,725	\$330,500	81
\$350,000 - \$399,999	2	\$718,390	\$359,195	\$359,195	189
\$400,000 - \$449,999	6	\$2,571,900	\$428,650	\$430,000	132
\$450,000 - \$499,999	1	\$469,900	\$469,900	\$469,900	118
\$550,000 - \$599,999	1	\$580,000	\$580,000	\$580,000	154
Totals:	202	\$35,120,761			
Averages:			\$173,865	\$158,850	125

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