

# THE SWEARINGEN REPORT

## VICTORIA MLS



### Current Observations:

The market for the quarter ending March 31 shows modest improvement in number of homes sold. Prices, however, are flat and may be declining slightly. These numbers may reflect a shift in inventories from last year. We have seen a steady increase in the number of homes available. A significant amount of this increase is below the \$250,000 price point. The lower priced homes is where most demand is. Having more houses to sell is helpful in keeping our market active.

Looking deeper at the market, we notice a significant fall off in units sold and prices for the month of March. We always caution about putting too much emphasis on month to month comparisons. Victoria is a small market that can be influenced by unusual events. I feel this large a decline merits watching closely as we go forward.

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Offices in Victoria, Rockport, Ingleside, Cuero, Wharton, and Columbus, Texas.

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and does Not reflect all transactions in the market.

Source: Victoria Multiple Listing Service

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## VICTORIA MLS



ALL CATEGORIES	12 Months Ending March, 2016	12 Months Ending March, 2017	PERCENT CHANGE
Residential property sales*	873	899	3.0%
Residential total dollar volume*	\$169,272,326	\$164,610,849	-2.8%
Average residential sales price*	\$193,897	\$183,104	-5.6%
Median residential sales price*	\$170,000	\$168,000	-1.2%
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 \$183,104 for the twelve months ending March, 2017, down 5.6 percent versus the same period ending March, 2016 when it was \$193,897.

The median price of residential homes for the twelve months ending March, 2017 was \$168,000, down 1.2 percent versus the same period 2016, when it was \$170,000.

Total sales of residential homes in Victoria MLS for the twelve months ending March, 2017 was 899, 3.0 percent (26 homes) more than the same period in 2016.

The average Days on Market for residential homes for the twelve months ending March, 2017 was 110, 14.6 percent longer than the same period 2016.

Total building permits for Victoria city limits for the twelve months ending March 2017 were 51, down 58.9 percent compared to the same period 2016 when the number of permits was 124.

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.

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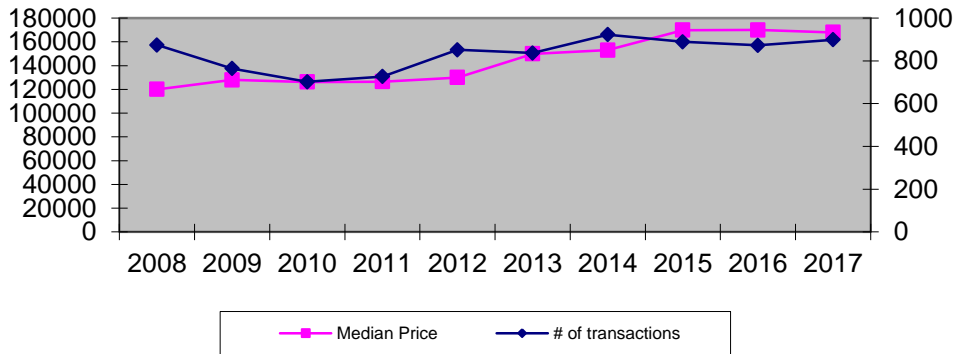
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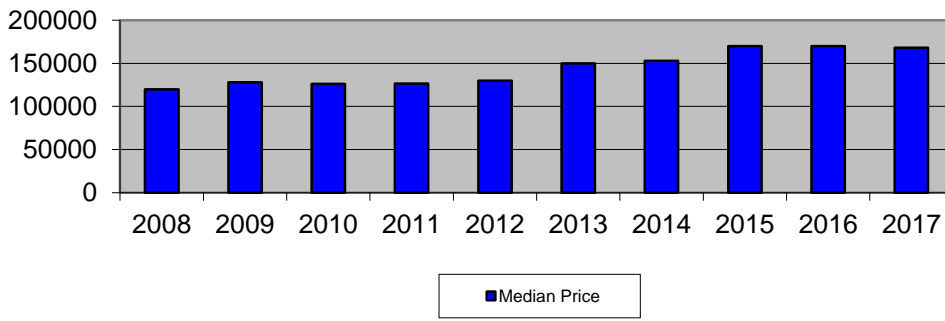


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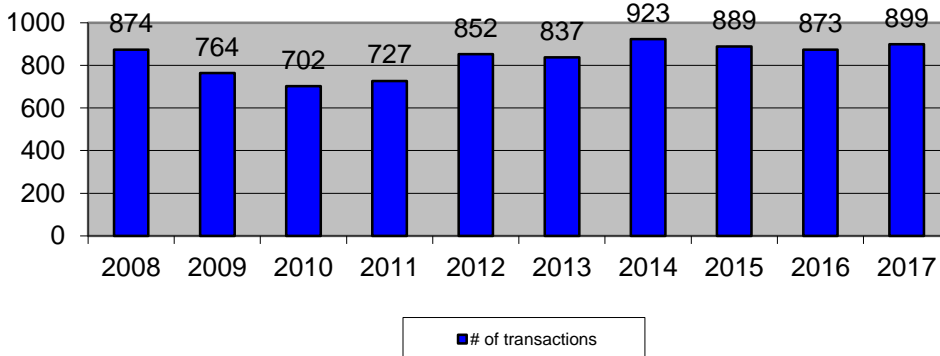
### Victoria MLS Residential Sales 12 Months Ending March



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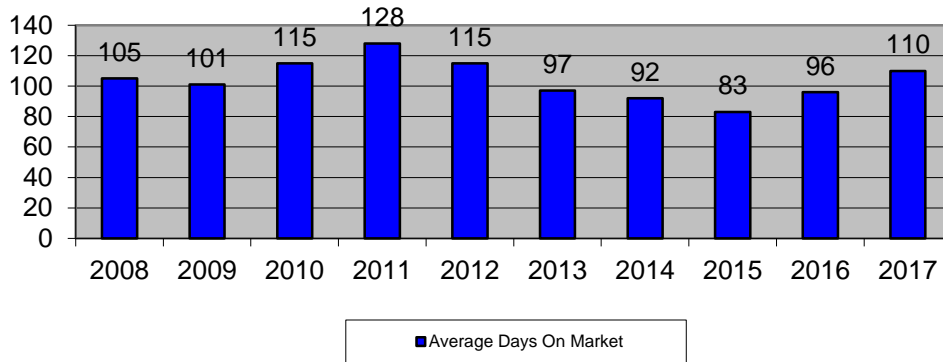
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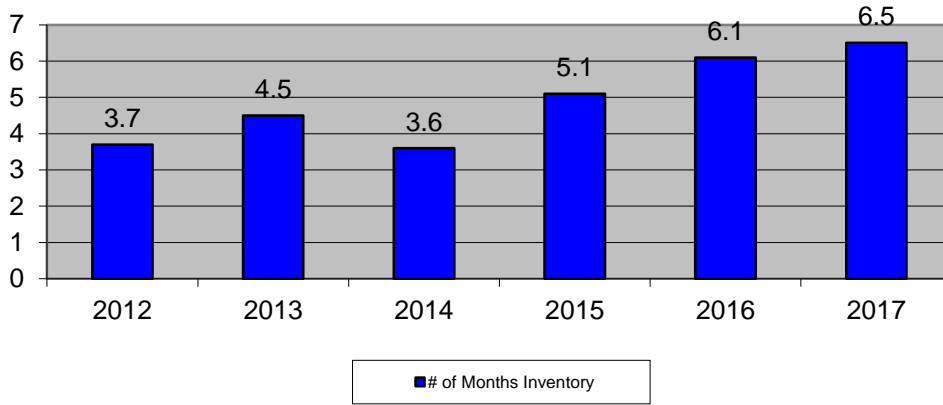
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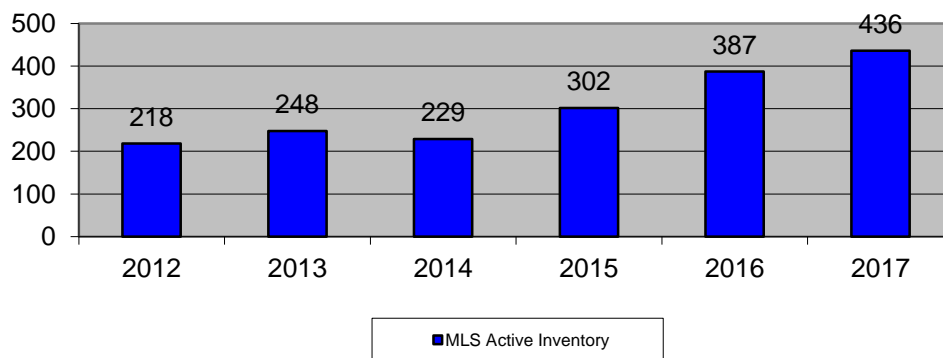
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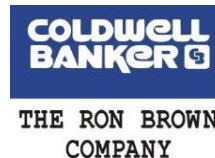
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - March Inventory



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**Victoria MLS Sales  
Residential  
12 Months Ending 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	40	\$1,322,033	\$33,051	\$35,000	120
\$50,000 - \$99,999	118	\$9,294,472	\$78,767	\$80,000	95
\$100,000 - \$149,999	203	\$25,789,489	\$127,042	\$129,885	108
\$150,000 - \$199,999	218	\$37,557,220	\$172,281	\$172,250	90
\$200,000 - \$249,999	154	\$34,427,049	\$223,552	\$221,450	134
\$250,000 - \$299,999	82	\$22,243,220	\$271,259	\$270,000	120
\$300,000 - \$349,999	30	\$9,760,370	\$325,346	\$325,950	118
\$350,000 - \$399,999	20	\$7,501,980	\$375,099	\$376,500	146
\$400,000 - \$449,999	15	\$6,392,216	\$426,148	\$425,000	139
\$450,000 - \$499,999	7	\$3,324,300	\$474,900	\$470,000	99
\$500,000 - \$549,999	6	\$3,100,000	\$516,667	\$520,000	114
\$550,000 - \$599,999	2	\$1,146,000	\$573,000	\$573,000	121
\$650,000 - \$699,999	3	\$2,002,500	\$667,500	\$670,000	149
\$750,000 - \$799,999	1	\$750,000	\$750,000	\$750,000	33
Totals:	899	\$164,610,849			
Averages:			\$183,104	\$168,000	110

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