

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>March, 2016</b>	<b>March, 2017</b>	<b>PERCENT CHANGE</b>
Residential property sales*	78	65	-16.7%
Residential total dollar volume*	\$13,794,113	\$10,263,015	-25.6%
Average residential sales price*	\$176,848	\$157,893	-10.7%
Median residential sales price*	\$151,750	\$154,000	1.5%
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 \$157,893 for March 2017, down 10.7 percent versus March 2016 when it was \$176,848.

The median price of residential homes for March 2017 was \$154,000, versus March 2016 when it was \$151,750, an increase of 1.5 percent.

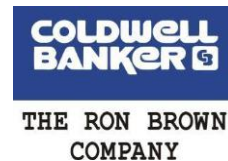
Total sales of residential homes in Victoria MLS for March 2017 was 65, 16.7 percent (13 homes) less than March 2016.

The average Days on Market for residential homes for March 2017 was 112, 20.4 percent longer than March 2016.

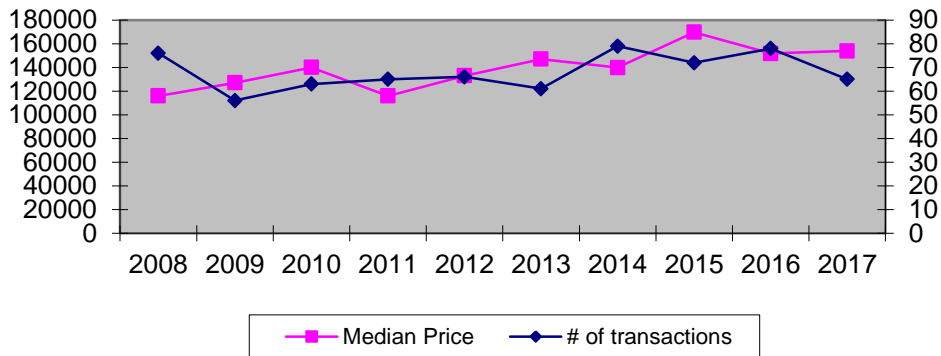
Total building permits for Victoria city limits for March 2017 were 7, the same as March 2016.

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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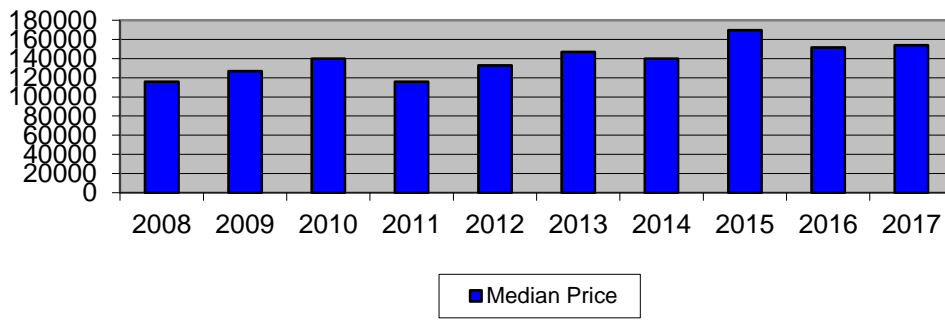


### Victoria MLS Residential Sales Month Of March



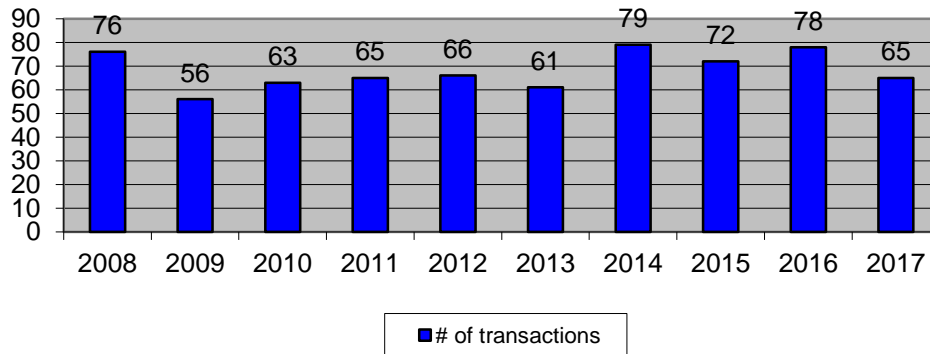
— Median Price — # of transactions

### Victoria MLS Residential Sales Month Of March



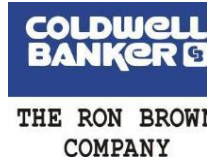
■ Median Price

### Victoria MLS Residential Sales Month Of March

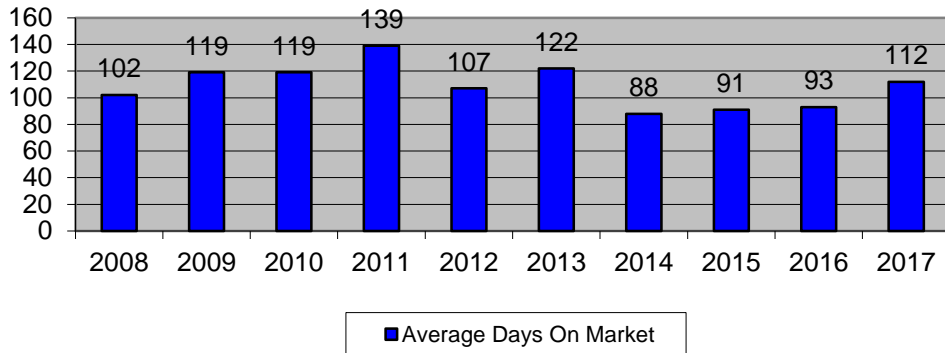


■ # of transactions

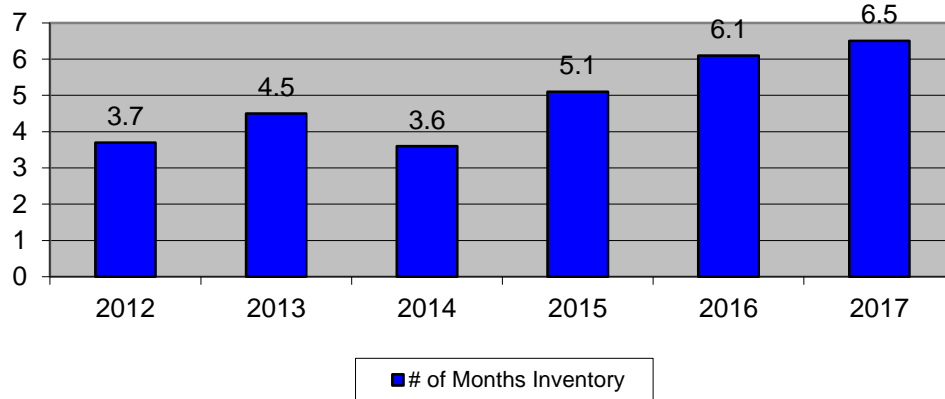
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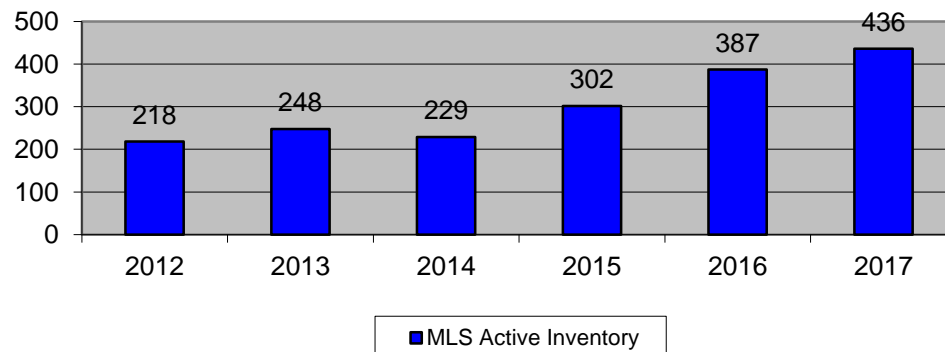
### Victoria MLS Residential Sales Month Of March



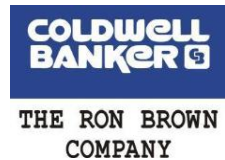
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - March Inventory



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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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Source: Victoria Multiple Listing Service

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