

# THE SWEARINGEN REPORT

## VICTORIA MLS



### Current Observations:

As the first half of 2017 comes to an end, my observation is that we have experienced an unusual market. The supply of available homes has improved but is not over the six month supply target that is considered a balanced market. The number of sales continue to grow to almost record levels. In spite of this activity of total sales, volume is down and the median and average prices are down.

After taking a closer look at a lot of data, I think we might have an idea. Eighty-five percent (85%) of the sales are below \$250,000, while only sixty percent (60%) of the inventory falls in this price range. The upper end of our market is challenged and more inventory is being added every week. The mid to lower price ranges are moving. Buyers are being selective and moving slowly. We seldom have multiple offers as we did in previous years. Properties in the lower ranges that are well located and in good condition are selling.

I am anxious to see how this market performs the rest of the year. Hopefully, economic conditions will improve to create a more traditional market.

For more information, contact Lee Swearingen/President

lees@ronbrown.com

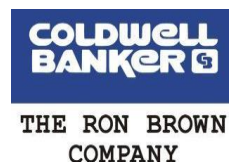
(361) 575-1446

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 June, 2016	12 Months Ending June, 2017	PERCENT CHANGE
Residential property sales*	871	917	5.3%
Residential total dollar volume*	\$165,691,774	\$163,676,299	-1.2%
Average residential sales price*	\$190,232	\$178,491	-6.2%
Median residential sales price*	\$169,000	\$164,500	-2.7%
Total active listings end of month	421	479	13.8%
Months inventory*	5.1	5.4	5.9%

\*This figure refers to the residential homes market.

### Residential Homes Update

The average sales price for residential homes was \$178,491 for the twelve months ending June, 2017, down 6.2 percent versus the same period ending June, 2016 when it was \$190,232.

The median price of residential homes for the twelve months ending June, 2017 was \$164,500, down 2.7 percent versus the same period 2016, when it was \$169,000.

Total sales of residential homes in Victoria MLS for the twelve months ending June, 2017 was 917, 5.3 percent (46 homes) more than the same period in 2016.

The average Days on Market for residential homes for the twelve months ending June, 2017 was 112, 15.5 percent longer than the same period 2016.

Total building permits for Victoria city limits for the twelve months ending June 2017 were 46, down 54.9 percent compared to the same period 2016 when the number of permits was 102.

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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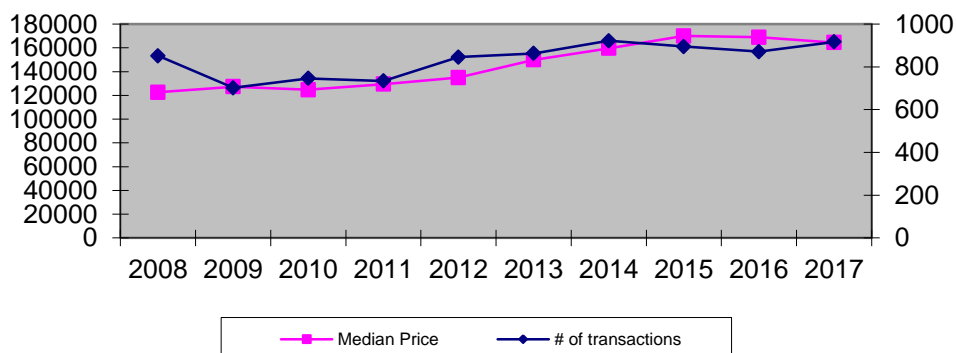
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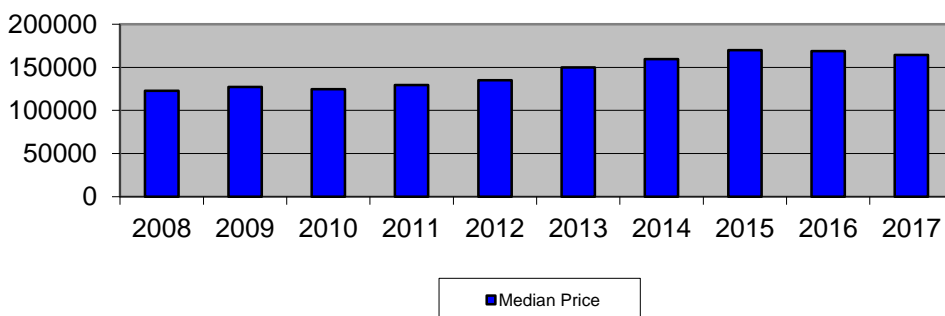


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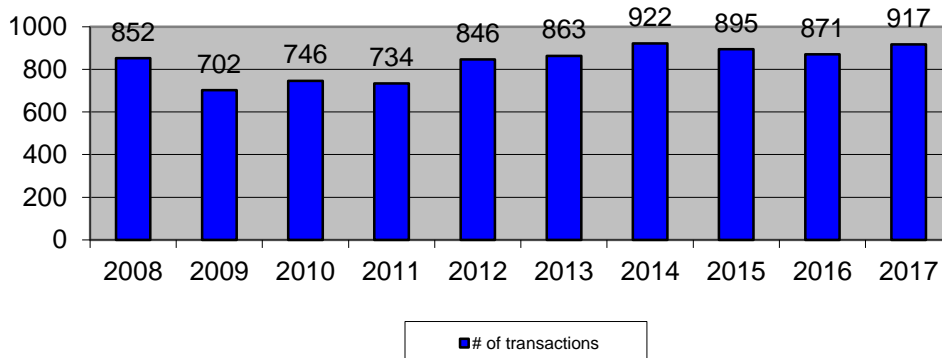
### Victoria MLS Residential Sales 12 Months Ending June



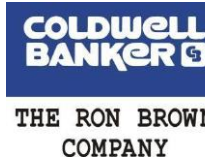
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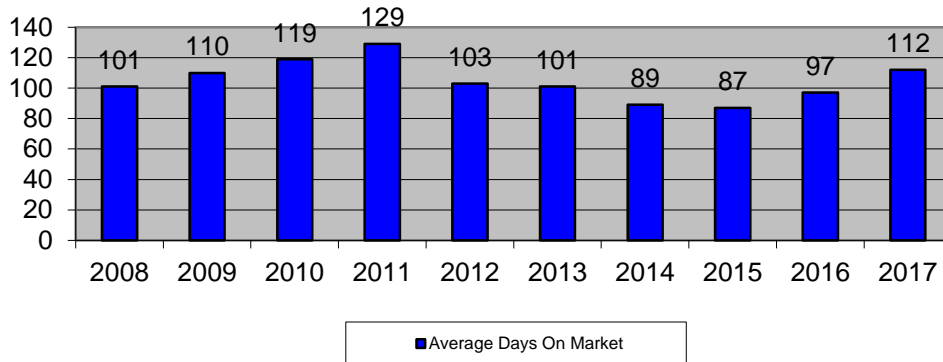
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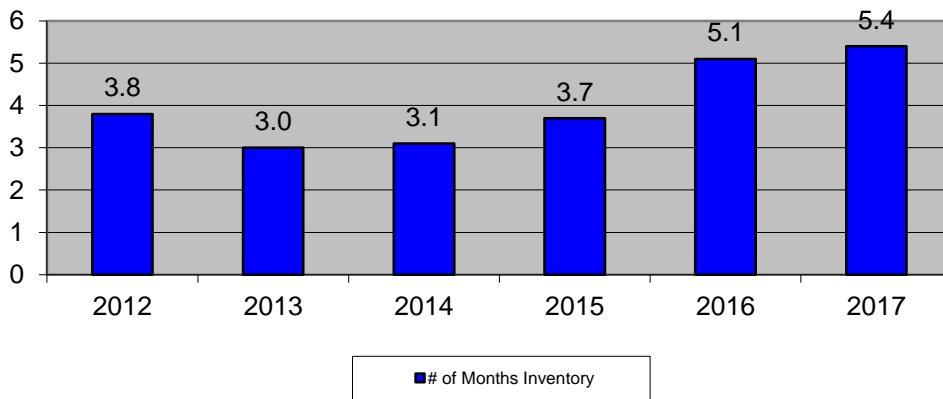
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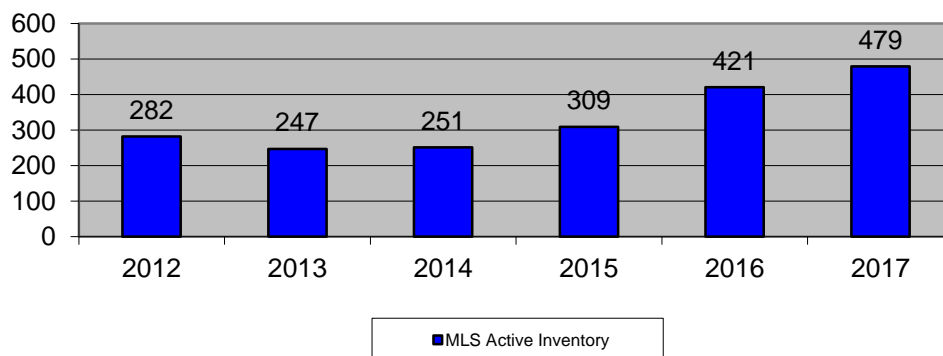
### Victoria MLS Residential Sales 12 Months Ending June



### Victoria MLS Residential - Months Of Inventory

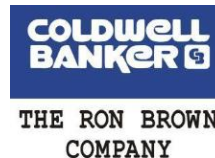


### Victoria MLS Residential - June Inventory



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**Victoria MLS Sales  
Residential  
12 Months Ending June, 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	53	\$1,786,800	\$33,713	\$36,000	102
\$50,000 - \$99,999	121	\$9,506,676	\$78,568	\$80,000	96
\$100,000 - \$149,999	217	\$27,545,782	\$126,939	\$129,885	111
\$150,000 - \$199,999	223	\$38,711,624	\$173,595	\$174,500	95
\$200,000 - \$249,999	146	\$32,589,046	\$223,213	\$220,500	140
\$250,000 - \$299,999	77	\$20,962,903	\$272,245	\$270,000	133
\$300,000 - \$349,999	26	\$8,435,200	\$324,431	\$325,000	93
\$350,000 - \$399,999	20	\$7,523,009	\$376,150	\$376,500	134
\$400,000 - \$449,999	15	\$6,377,859	\$425,191	\$425,000	130
\$450,000 - \$499,999	7	\$3,299,900	\$471,414	\$470,000	97
\$500,000 - \$549,999	7	\$3,605,000	\$515,000	\$515,000	105
\$550,000 - \$599,999	1	\$580,000	\$580,000	\$580,000	154
\$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:	917	\$163,676,299			
Averages:			\$178,491	\$164,500	112

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