

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	Jan-June, 2016	Jan-June, 2017	PERCENT CHANGE
Residential property sales*	441	470	6.6%
Residential total dollar volume*	\$79,270,948	\$79,074,777	-0.2%
Average residential sales price*	\$179,753	\$168,244	-6.4%
Median residential sales price*	\$165,000	\$158,350	-4.0%
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 \$168,244 for January thru June, 2017, down 6.4 percent versus the same period last year when it was \$179,753.

The median price of residential homes for January thru June, 2017 was \$158,350, versus the same period last year when it was \$165,000, a decrease of 4.0 percent.

Total sales of residential homes in Victoria MLS for January thru June, 2017 was 470, 6.6 percent (29 homes) more than the same period last year.

The average Days on Market for residential homes for January thru June, 2017 was 116, 16.0 percent longer than the same period last year.

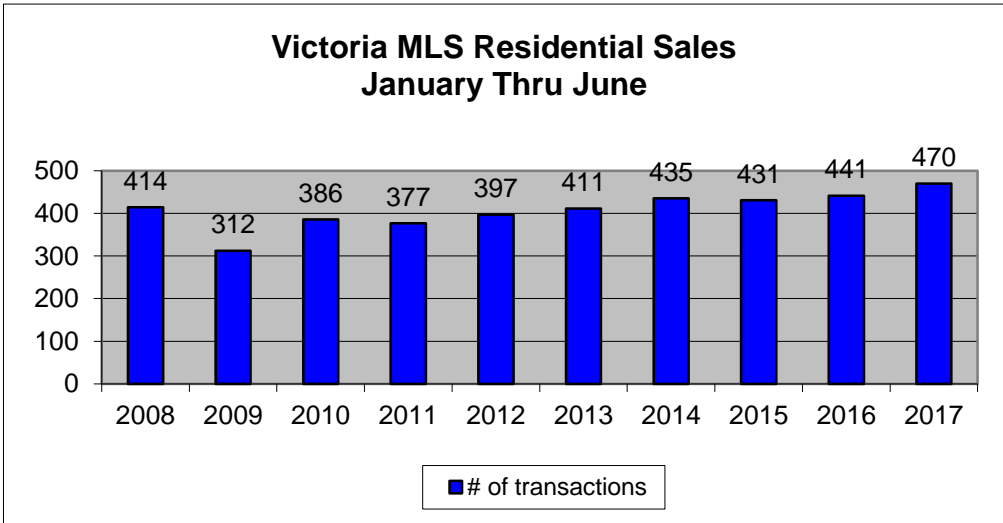
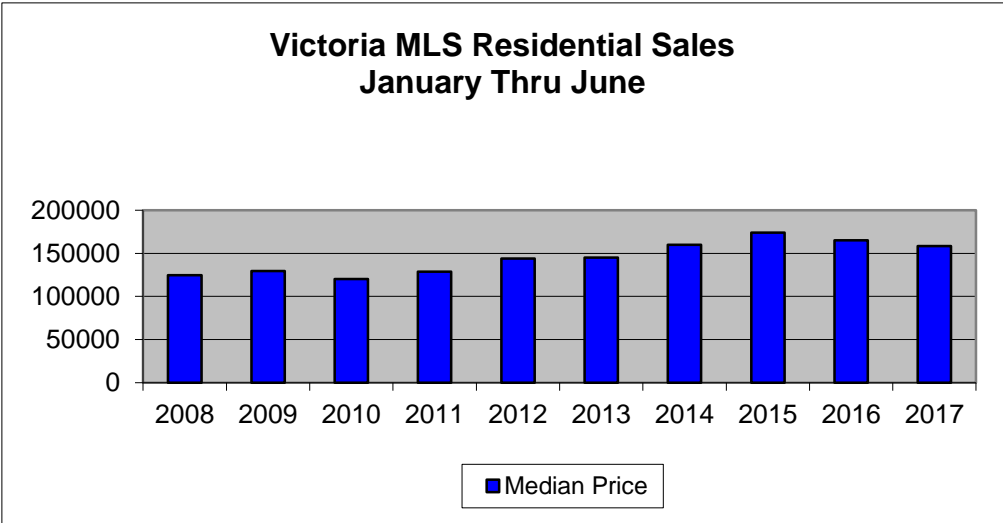
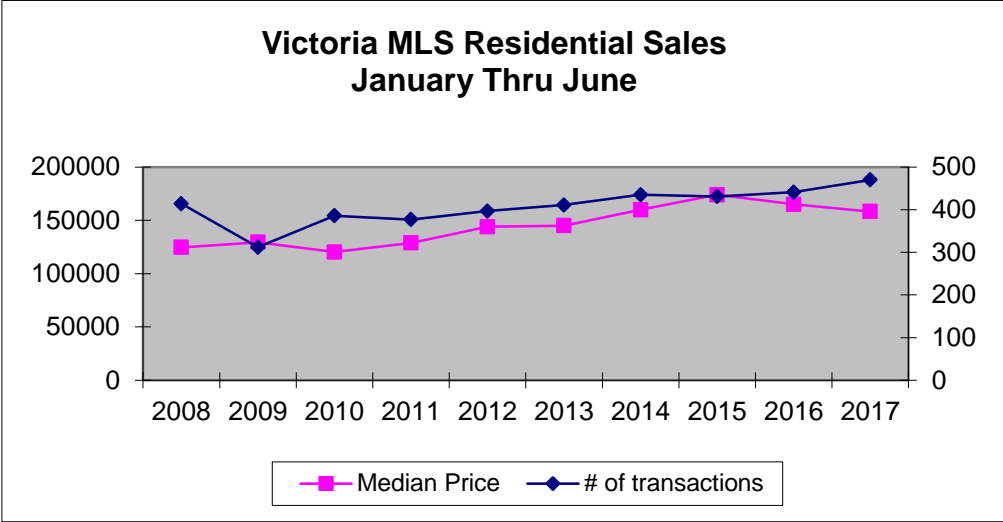
Total building permits January thru June, 2017 for Victoria city limits were 24, down 33.3 percent compared to the same period 2016 when the number of permits was 36.

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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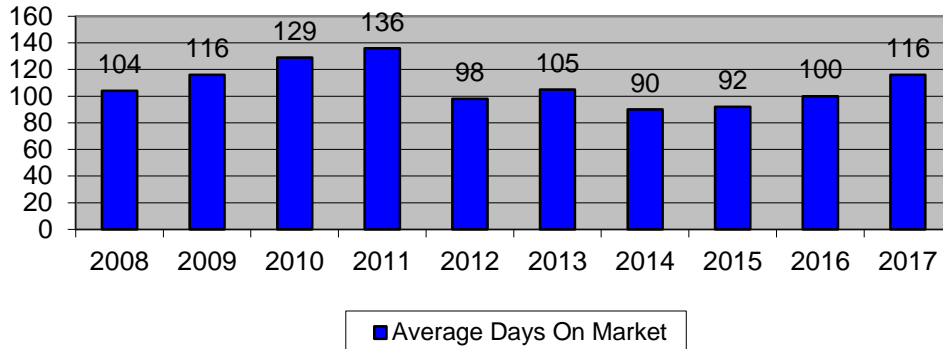
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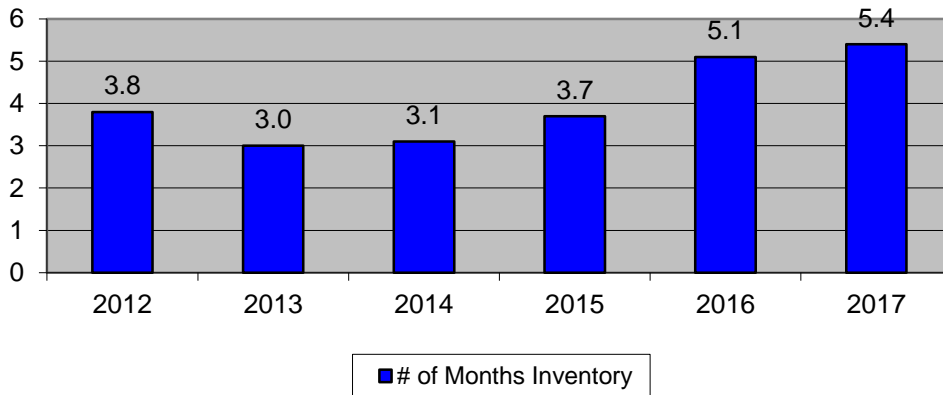
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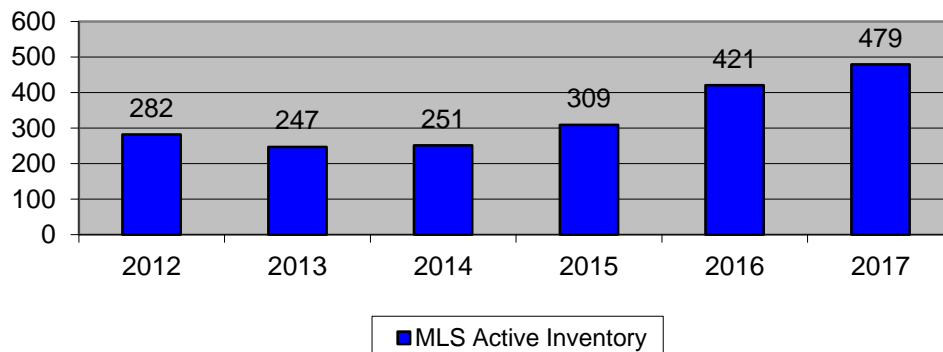
Victoria MLS Residential Sales January Thru June



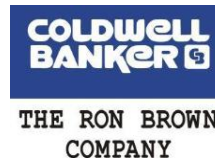
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - June Inventory



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**Victoria MLS Sales
Residential
Jan thru 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	32	\$1,111,171	\$34,724	\$38,251	68
\$50,000 - \$99,999	66	\$5,152,882	\$78,074	\$80,000	99
\$100,000 - \$149,999	116	\$14,733,260	\$127,011	\$129,325	119
\$150,000 - \$199,999	119	\$20,648,271	\$173,515	\$175,000	101
\$200,000 - \$249,999	69	\$15,349,380	\$222,455	\$218,000	157
\$250,000 - \$299,999	39	\$10,636,180	\$272,723	\$273,000	145
\$300,000 - \$349,999	9	\$2,895,900	\$321,767	\$325,000	93
\$350,000 - \$399,999	6	\$2,204,390	\$367,398	\$365,000	115
\$400,000 - \$449,999	9	\$3,848,443	\$427,605	\$433,000	113
\$450,000 - \$499,999	3	\$1,409,900	\$469,967	\$470,000	83
\$500,000 - \$549,999	1	\$505,000	\$505,000	\$505,000	56
\$550,000 - \$599,999	1	\$580,000	\$580,000	\$580,000	154
Totals:	470	\$79,074,777			
Averages:			\$168,244	\$158,350	116

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