

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>June, 2016</b>	<b>June, 2017</b>	<b>PERCENT CHANGE</b>
Residential property sales*	92	83	-9.8%
Residential total dollar volume*	\$16,809,509	\$12,947,628	-23.0%
Average residential sales price*	\$182,712	\$155,996	-14.6%
Median residential sales price*	\$168,500	\$144,000	-14.5%
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 \$155,996 for June 2017, down 14.6 percent versus June 2016 when it was \$182,712.

The median price of residential homes for June 2017 was \$144,000, versus June 2016 when it was \$168,500, a decrease of 14.5 percent.

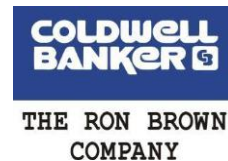
Total sales of residential homes in Victoria MLS for June 2017 was 83, 9.8 percent (9 homes) less than June 2016.

The average Days on Market for residential homes for June 2017 was 91, 9.9 percent shorter than June 2016.

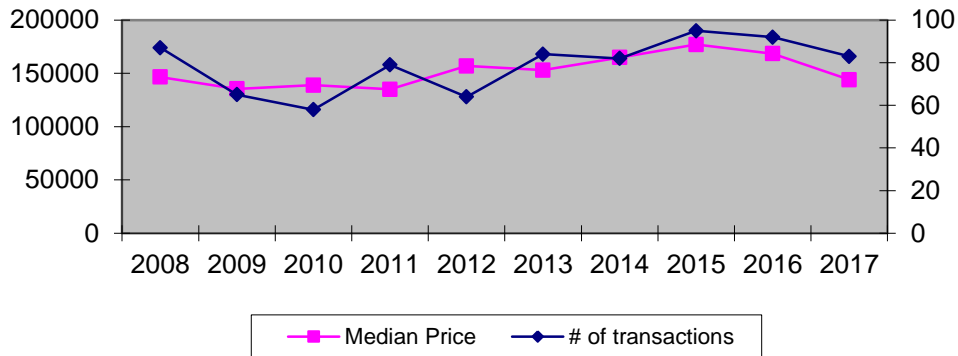
Total building permits for Victoria city limits for June 2017 was 9, up 125.0 percent compared to June 2016 when the number of permits was 4.

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.

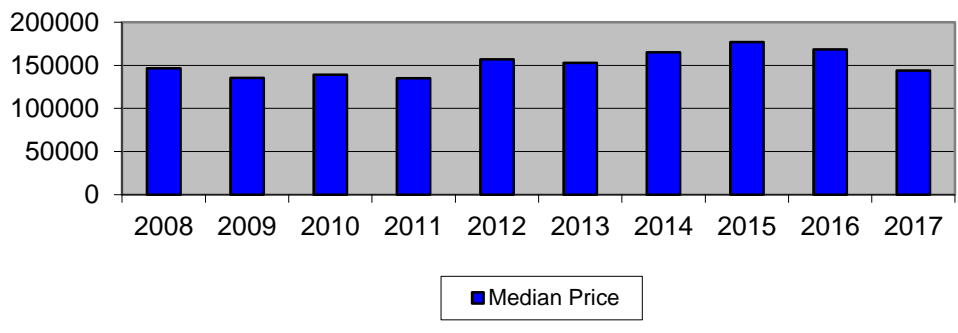
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Source: Victoria Multiple Listing Service  
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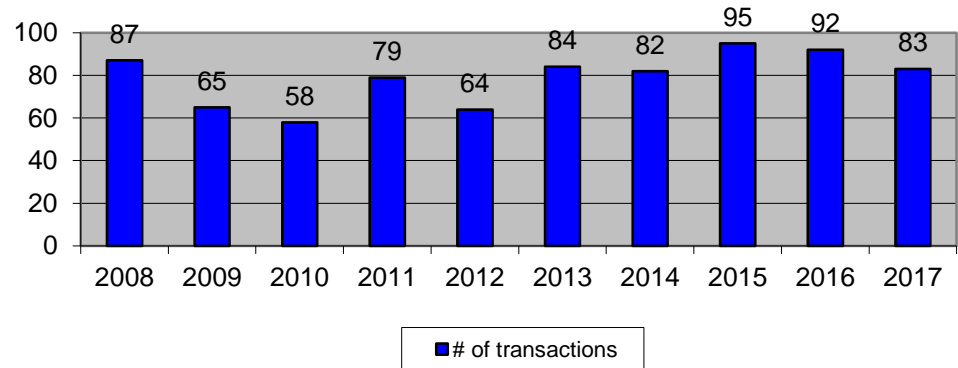
### Victoria MLS Residential Sales Month Of June



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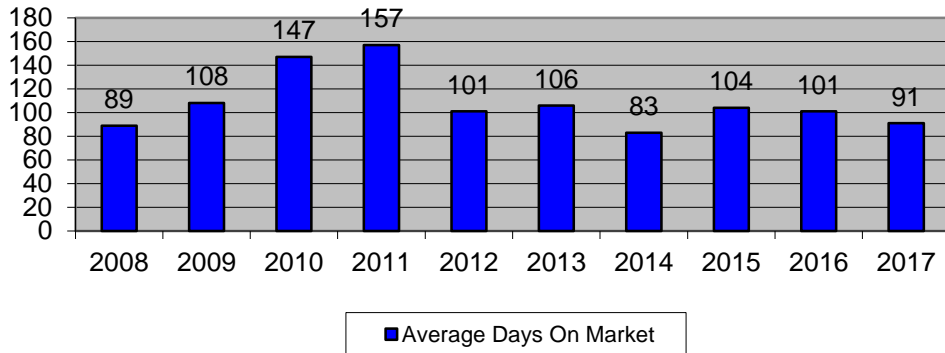
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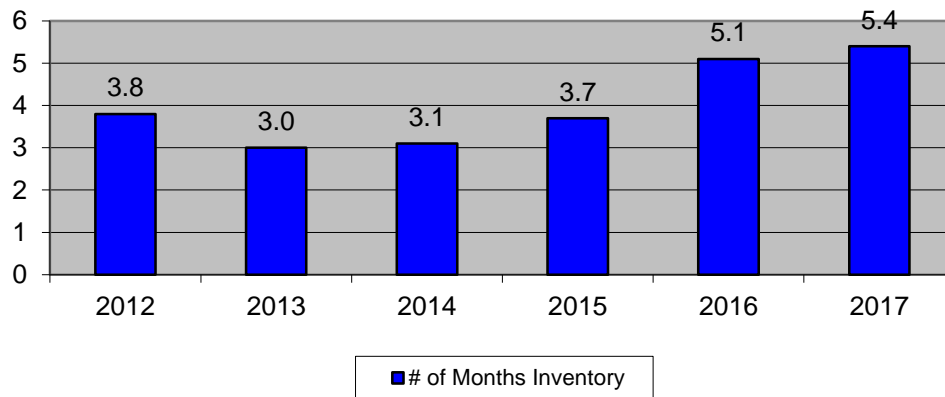
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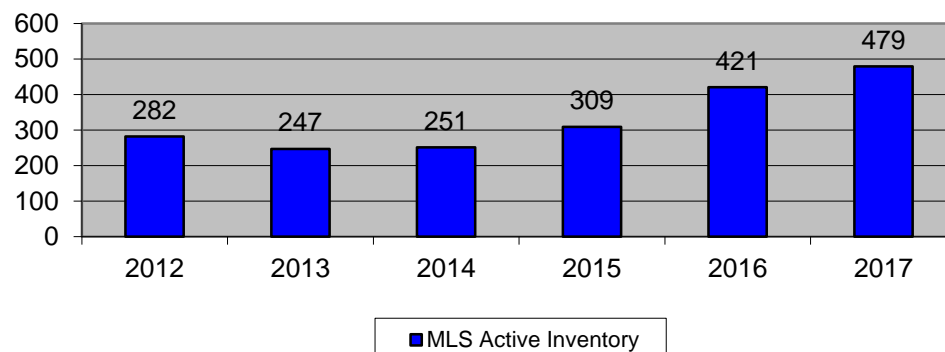
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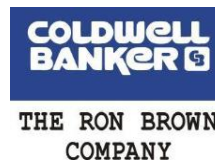
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - June Inventory



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**Victoria MLS Sales  
Residential  
Month Of 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	11	\$426,385	\$38,762	\$44,000	70
\$50,000 - \$99,999	17	\$1,354,574	\$79,681	\$87,000	84
\$100,000 - \$149,999	16	\$2,010,581	\$125,661	\$129,950	86
\$150,000 - \$199,999	16	\$2,765,100	\$172,819	\$177,000	89
\$200,000 - \$249,999	10	\$2,201,545	\$220,155	\$217,780	96
\$250,000 - \$299,999	8	\$2,179,900	\$272,488	\$272,500	147
\$300,000 - \$349,999	1	\$305,000	\$305,000	\$305,000	39
\$350,000 - \$399,999	1	\$391,000	\$391,000	\$391,000	77
\$400,000 - \$449,999	2	\$843,543	\$421,772	\$421,772	89
\$450,000 - \$499,999	1	\$470,000	\$470,000	\$470,000	60
Totals:	83	\$12,947,628			
Averages:			\$155,996	\$144,000	91

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