

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	May, 2017	June, 2017	PERCENT CHANGE
Residential property sales*	90	83	-7.8%
Residential total dollar volume*	\$14,955,533	\$12,947,628	-13.4%
Average residential sales price*	\$166,173	\$155,996	-6.1%
Median residential sales price*	\$163,500	\$144,000	-11.9%
Total active listings end of month*	468	479	2.4%
Months inventory*	5.6	5.4	-3.6%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$155,996 for the month of June, down 6.1 percent versus the month of May when it was \$166,173.

The median price of residential homes for the month of June was \$144,000, versus May when it was \$163,500, a decrease of 11.9 percent.

Total sales of residential homes in Victoria MLS for June was 83, 7.8 percent (7 homes) less than May.

The average Days on Market for residential homes for the month of June was 91, 25.4 percent shorter than the month of May.

Total building permits for Victoria city limits for June was 9, up 800.0 percent compared to May when the number of permits was 1.

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 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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**Victoria MLS Sales
Residential
Month of May, 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	6	\$203,385	\$33,898	\$38,693	83
\$50,000 - \$99,999	8	\$639,000	\$79,875	\$79,750	86
\$100,000 - \$149,999	22	\$2,743,335	\$124,697	\$124,250	164
\$150,000 - \$199,999	33	\$5,735,082	\$173,790	\$172,000	112
\$200,000 - \$249,999	12	\$2,642,831	\$220,236	\$215,750	137
\$250,000 - \$299,999	5	\$1,412,900	\$282,580	\$290,000	87
\$300,000 - \$349,999	2	\$641,000	\$320,500	\$320,500	118
\$400,000 - \$449,999	1	\$433,000	\$433,000	\$433,000	53
\$500,000 - \$549,999	1	\$505,000	\$505,000	\$505,000	56
Totals:	90	\$14,955,533			
Averages:			\$166,173	\$163,500	122

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Victoria MLS Active Listings Residential June 30, 2017

Market Summary (by List 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	13	\$495,185	\$38,091	\$39,500	102
\$50,000 - \$99,999	57	\$4,705,310	\$82,549	\$83,300	100
\$100,000 - \$149,999	77	\$10,011,123	\$130,015	\$129,900	92
\$150,000 - \$199,999	85	\$15,250,659	\$179,420	\$179,900	109
\$200,000 - \$249,999	74	\$17,127,423	\$231,452	\$235,185	121
\$250,000 - \$299,999	54	\$14,865,491	\$275,287	\$274,950	158
\$300,000 - \$349,999	29	\$9,518,189	\$328,213	\$325,000	97
\$350,000 - \$399,999	37	\$14,024,385	\$379,037	\$379,900	120
\$400,000 - \$449,999	17	\$7,267,667	\$427,510	\$425,000	78
\$450,000 - \$499,999	11	\$5,252,600	\$477,509	\$475,000	149
\$500,000 - \$549,999	4	\$2,172,800	\$543,200	\$546,950	67
\$550,000 - \$599,999	5	\$2,943,900	\$588,780	\$595,000	75
\$600,000 - \$649,999	5	\$3,163,800	\$632,760	\$639,900	90
\$650,000 - \$699,999	1	\$675,000	\$675,000	\$675,000	119
\$700,000 - \$749,999	1	\$739,000	\$739,000	\$739,000	76
\$750,000 - \$799,999	1	\$795,000	\$795,000	\$795,000	43
\$800,000 - \$849,999	1	\$825,000	\$825,000	\$825,000	177
\$850,000 - \$899,999	1	\$899,900	\$899,900	\$899,900	213
\$900,000 - \$949,999	2	\$1,874,500	\$937,250	\$937,250	86
\$1,150,000 - \$1,199,999	2	\$2,325,305	\$1,162,653	\$1,162,653	75
\$1,300,000 - \$1,349,999	1	\$1,349,000	\$1,349,000	\$1,349,000	150
\$1,950,000 - \$1,999,999	1	\$1,998,900	\$1,998,900	\$1,998,900	62
Totals:	479	\$118,280,137			
Averages:			\$246,931	\$209,900	112

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