

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>Jan-Sept, 2016</b>	<b>Jan-Sept, 2017</b>	<b>PERCENT CHANGE</b>
Residential property sales*	690	696	0.9%
Residential total dollar volume*	\$125,861,923	\$121,756,486	-3.3%
Average residential sales price*	\$182,409	\$174,937	-4.1%
Median residential sales price*	\$165,750	\$160,750	-3.0%
Total active listings end of month*	471	443	-5.9%
Months inventory*	5.7	5.9	3.5%

\*This figure refers to the residential homes market.

### Residential Homes Update

The average sales price for residential homes was \$174,937 for January thru September, 2017, down 4.1 percent versus the same period last year when it was \$182,409.

The median price of residential homes for January thru September, 2017 was \$160,750, versus the same period last year when it was \$165,750, a decrease of 3.0 percent.

Total sales of residential homes in Victoria MLS for January thru September, 2017 was 696, 0.9 percent (6 homes) more than the same period last year.

The average Days on Market for residential homes for January thru September, 2017 was 115, 15.0 percent longer than the same period last year.

Total building permits January thru September, 2017 for Victoria city limits were 39, down 29.1 percent compared to the same period 2016 when the number of permits was 55.

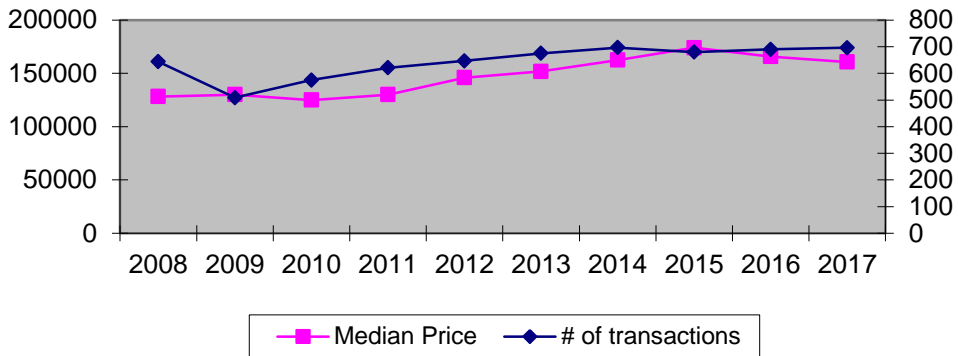
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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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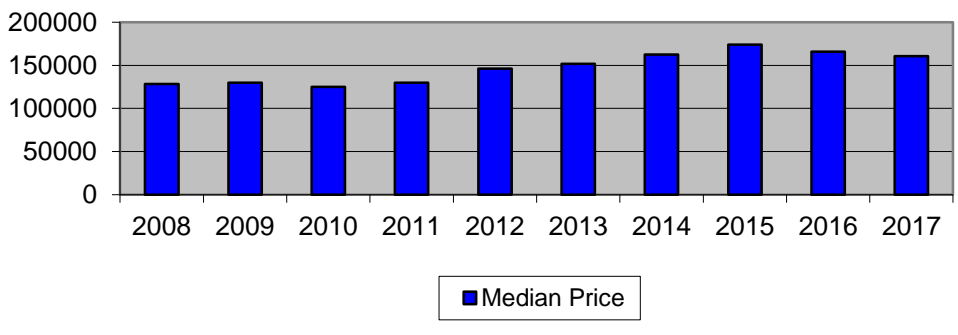


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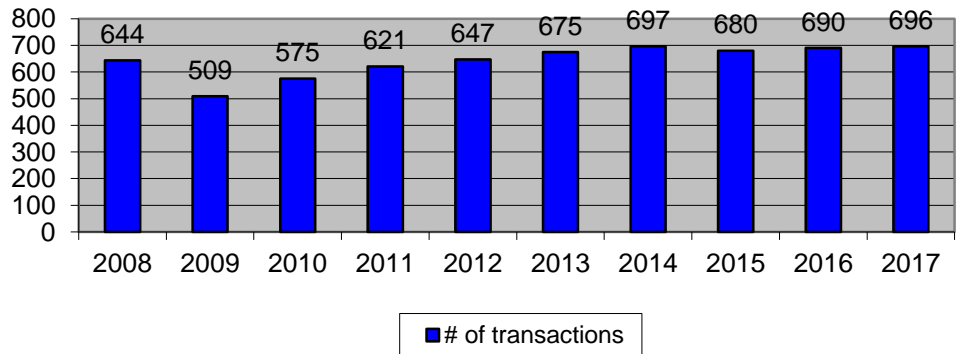
### Victoria MLS Residential Sales January Thru September



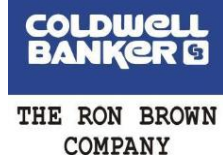
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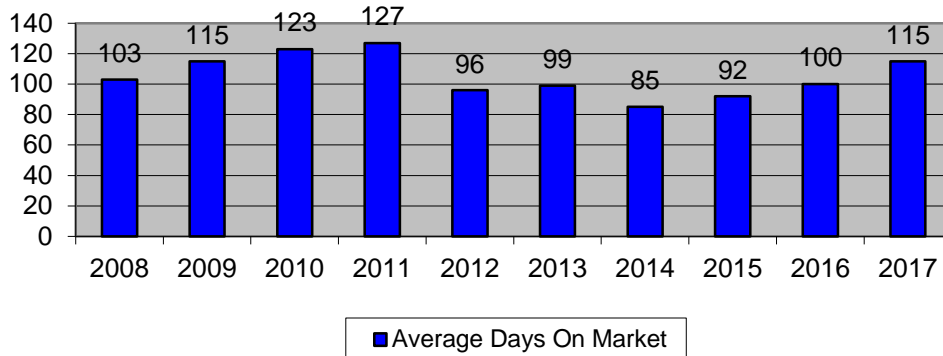
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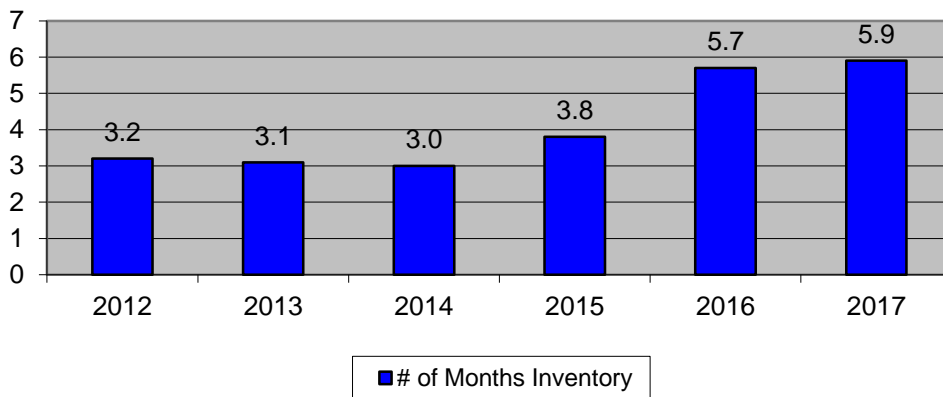
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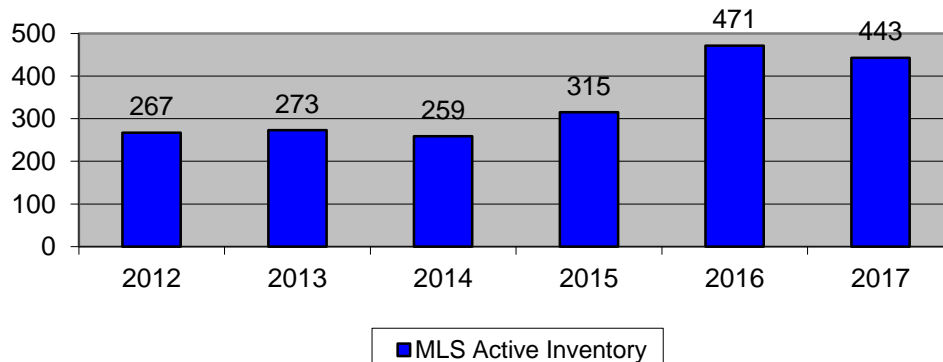
### Victoria MLS Residential Sales January Thru September



### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - September Inventory



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**Victoria MLS Sales  
Residential  
Jan thru September, 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	42	\$1,510,571	\$35,966	\$38,693	84
\$50,000 - \$99,999	95	\$7,510,587	\$79,059	\$82,500	101
\$100,000 - \$149,999	169	\$21,528,722	\$127,389	\$130,000	111
\$150,000 - \$199,999	176	\$30,529,601	\$173,464	\$175,000	105
\$200,000 - \$249,999	102	\$22,712,380	\$222,670	\$219,450	145
\$250,000 - \$299,999	54	\$14,796,598	\$274,011	\$275,000	143
\$300,000 - \$349,999	20	\$6,483,500	\$324,175	\$322,500	111
\$350,000 - \$399,999	17	\$6,380,690	\$375,335	\$365,000	119
\$400,000 - \$449,999	11	\$4,698,443	\$427,131	\$433,000	126
\$450,000 - \$499,999	5	\$2,359,394	\$471,879	\$470,000	65
\$500,000 - \$549,999	2	\$1,040,000	\$520,000	\$520,000	71
\$550,000 - \$599,999	1	\$580,000	\$580,000	\$580,000	154
\$750,000 - \$799,999	1	\$785,000	\$785,000	\$785,000	5
\$800,000 - \$849,999	1	\$841,000	\$841,000	\$841,000	240
<b>Totals:</b>	696	\$121,756,486			
<b>Averages:</b>			\$174,937	\$160,750	115

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