

THE SWEARINGEN REPORT

VICTORIA MLS



| ALL CATEGORIES | September, 2016 | September, 2017 | PERCENT CHANGE |
|-------------------------------------|-----------------|-----------------|----------------|
| Residential property sales* | 86 | 71 | -17.4% |
| Residential total dollar volume* | \$16,114,500 | \$12,103,287 | -24.9% |
| Average residential sales price* | \$187,378 | \$170,469 | -9.0% |
| Median residential sales price* | \$171,893 | \$155,000 | -9.8% |
| 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 \$170,469 for September 2017, down 9.0 percent versus September 2016 when it was \$187,378.

The median price of residential homes for September 2017 was \$155,000, versus September 2016 when it was \$171,893, a decrease of 9.8 percent.

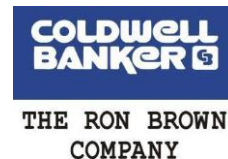
Total sales of residential homes in Victoria MLS for September 2017 was 71, 17.4 percent (15 homes) less than September 2016.

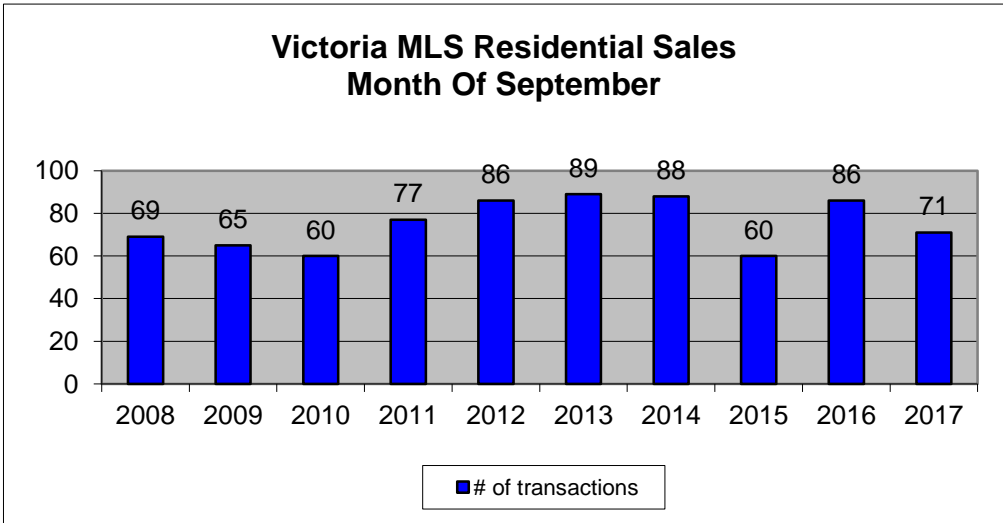
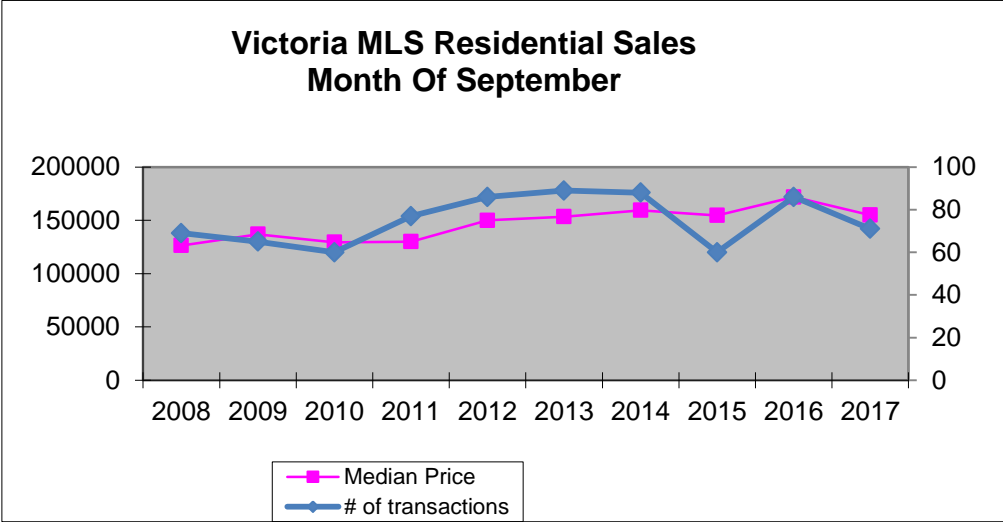
The average Days on Market for residential homes for September 2017 was 118, 16.8 percent longer than September 2016.

Total building permits for Victoria city limits for September 2017 was 5, the same as September 2016.

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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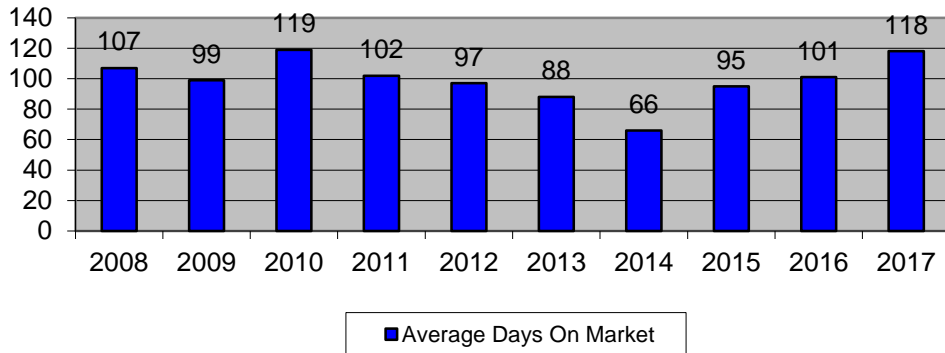




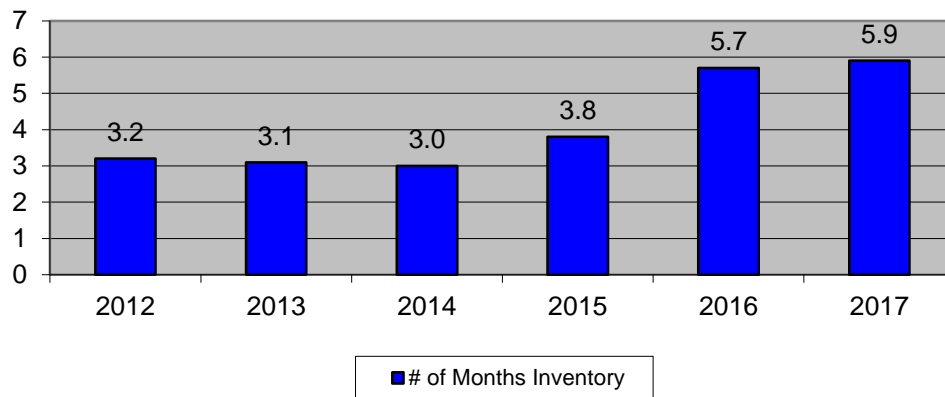
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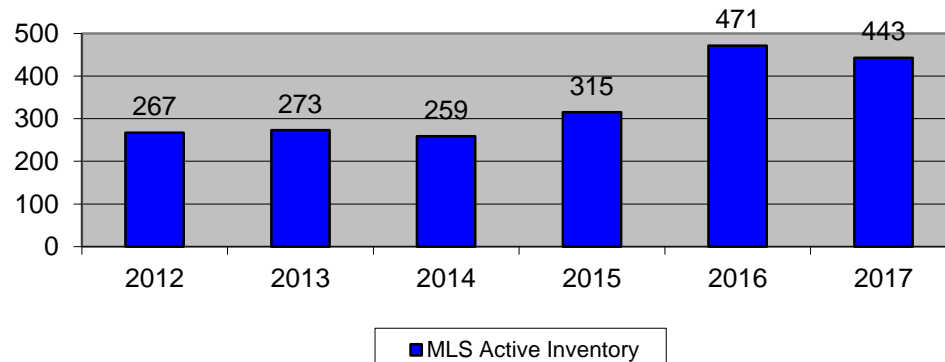
Victoria MLS Residential Sales Month Of September



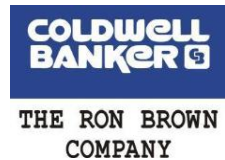
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - September Inventory



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**Victoria MLS Sales
Residential
Month Of 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 | 4 | \$152,500 | \$38,125 | \$40,000 | 141 |
| \$50,000 - \$99,999 | 7 | \$581,405 | \$83,058 | \$87,000 | 106 |
| \$100,000 - \$149,999 | 21 | \$2,695,294 | \$128,347 | \$126,000 | 114 |
| \$150,000 - \$199,999 | 20 | \$3,472,270 | \$173,614 | \$172,500 | 115 |
| \$200,000 - \$249,999 | 9 | \$1,973,800 | \$219,311 | \$214,900 | 163 |
| \$250,000 - \$299,999 | 6 | \$1,680,018 | \$280,003 | \$278,750 | 87 |
| \$300,000 - \$349,999 | 1 | \$340,000 | \$340,000 | \$340,000 | 86 |
| \$350,000 - \$399,999 | 2 | \$758,000 | \$379,000 | \$379,000 | 106 |
| \$450,000 - \$499,999 | 1 | \$450,000 | \$450,000 | \$450,000 | 76 |
| Totals: | 71 | \$12,103,287 | | | |
| Averages: | | | \$170,469 | \$155,000 | 118 |

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