

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	August, 2017	September, 2017	PERCENT CHANGE
Residential property sales*	70	71	1.4%
Residential total dollar volume*	\$13,110,822	\$12,103,287	-7.7%
Average residential sales price*	\$187,297	\$170,469	-9.0%
Median residential sales price*	\$167,030	\$155,000	-7.2%
Total active listings end of month*	482	443	-8.1%
Months inventory*	6.1	5.9	-3.3%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$170,469 for the month of September, down 7.7 percent versus the month of August when it was \$187,297.

The median price of residential homes for the month of September was \$155,000, versus August when it was \$167,030, a decrease of 7.2 percent.

Total sales of residential homes in Victoria MLS for September was 71, 1.4 percent (1 home) more than August.

The average Days on Market for residential homes for the month of September was 118, 4.4 percent longer than the month of August.

Total building permits for Victoria city limits for September was 5, up 66.7 percent compared to August when the number of permits was 3.

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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and does Not reflect all transactions in the market.
Source: Victoria Multiple Listing Service
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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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**Victoria MLS Sales
Residential
Month of August, 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	5	\$203,900	\$40,780	\$40,000	138
\$50,000 - \$99,999	9	\$696,900	\$77,433	\$85,000	121
\$100,000 - \$149,999	17	\$2,196,868	\$129,228	\$131,300	76
\$150,000 - \$199,999	16	\$2,790,360	\$174,398	\$175,000	119
\$200,000 - \$249,999	10	\$2,226,300	\$222,630	\$223,450	84
\$250,000 - \$299,999	3	\$835,500	\$278,500	\$279,000	96
\$300,000 - \$349,999	4	\$1,295,600	\$323,900	\$322,500	165
\$350,000 - \$399,999	3	\$1,114,900	\$371,633	\$362,000	246
\$400,000 - \$449,999	1	\$410,000	\$410,000	\$410,000	169
\$450,000 - \$499,999	1	\$499,494	\$499,494	\$499,494	0
\$800,000 - \$849,999	1	\$841,000	\$841,000	\$841,000	240
Totals:	70	\$13,110,822			
Averages:			\$187,297	\$167,030	113

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Victoria MLS Active Listings Residential September 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	17	\$657,885	\$38,699	\$44,900	102
\$50,000 - \$99,999	66	\$5,263,285	\$79,747	\$81,250	123
\$100,000 - \$149,999	50	\$6,395,482	\$127,910	\$129,843	123
\$150,000 - \$199,999	92	\$16,202,332	\$176,112	\$174,750	112
\$200,000 - \$249,999	63	\$14,448,768	\$229,346	\$229,900	122
\$250,000 - \$299,999	43	\$11,859,705	\$275,807	\$275,000	145
\$300,000 - \$349,999	28	\$9,339,959	\$333,570	\$332,400	108
\$350,000 - \$399,999	28	\$10,705,070	\$382,324	\$384,500	161
\$400,000 - \$449,999	21	\$8,997,761	\$428,465	\$426,900	93
\$450,000 - \$499,999	6	\$2,862,800	\$477,133	\$474,500	89
\$500,000 - \$549,999	6	\$3,217,700	\$536,283	\$536,950	129
\$550,000 - \$599,999	8	\$4,698,784	\$587,348	\$596,000	125
\$600,000 - \$649,999	5	\$3,153,400	\$630,680	\$639,000	131
\$700,000 - \$749,999	2	\$1,439,000	\$719,500	\$719,500	120
\$750,000 - \$799,999	1	\$795,000	\$795,000	\$795,000	132
\$800,000 - \$849,999	2	\$1,654,900	\$827,450	\$827,450	164
\$900,000 - \$949,999	1	\$929,500	\$929,500	\$929,500	239
\$1,100,000 - \$1,149,999	1	\$1,100,000	\$1,100,000	\$1,100,000	223
\$1,150,000 - \$1,199,999	1	\$1,150,000	\$1,150,000	\$1,150,000	105
\$1,250,000 - \$1,299,999	1	\$1,287,500	\$1,287,500	\$1,287,500	46
\$1,950,000 - \$1,999,999	1	\$1,998,900	\$1,998,900	\$1,998,900	151
Totals:	443	\$108,157,731			
Averages:			\$244,148	\$199,900	123

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