

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	December, 2016	December, 2017	PERCENT CHANGE
Residential property sales*	69	83	20.3%
Residential total dollar volume*	\$13,129,114	\$15,011,662	14.3%
Average residential sales price*	\$190,277	\$180,863	-4.9%
Median residential sales price*	\$169,500	\$179,900	6.1%
Total active listings end of month*	463	333	-28.1%
Months inventory*	7.1	4.4	-38.0%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$180,863 for December 2017, down 4.9 percent versus December 2016 when it was \$190,277.

The median price of residential homes for December 2017 was \$179,900, versus December 2016 when it was \$169,500, an increase of 6.1 percent.

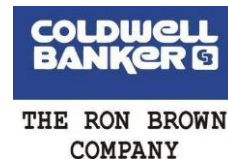
Total sales of residential homes in Victoria MLS for December 2017 was 83, 20.3 percent (14 homes) more than December 2016.

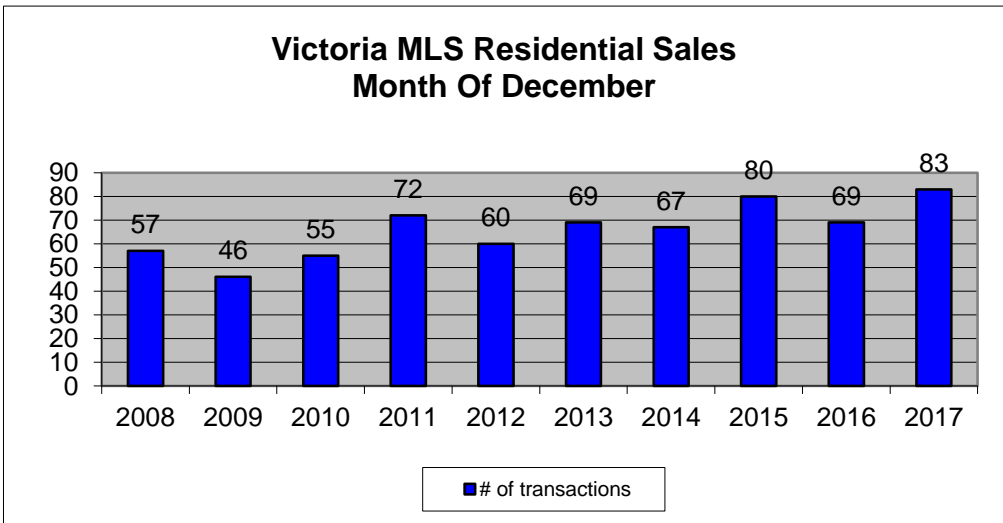
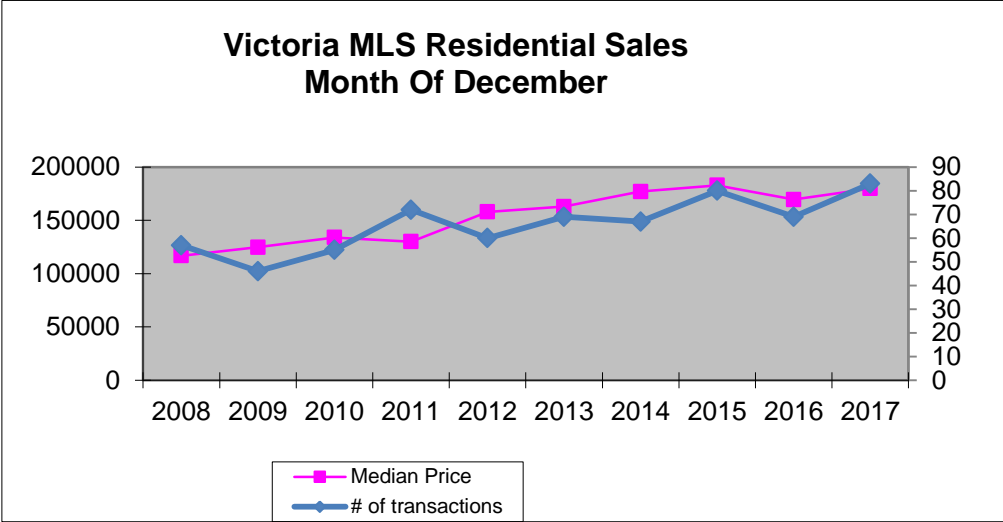
The average Days on Market for residential homes for December 2017 was 136, 5.4 percent longer than December 2016.

Total building permits for Victoria city limits for December 2017 was 6, versus December 2016 when the number of permits was 1, an increase of 500.0 percent.

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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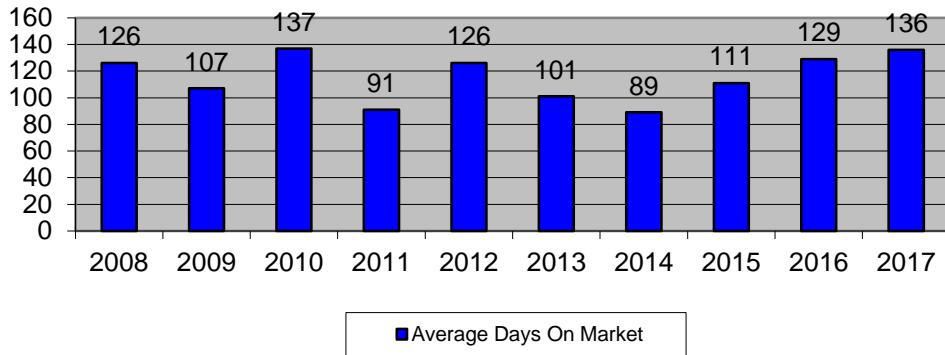




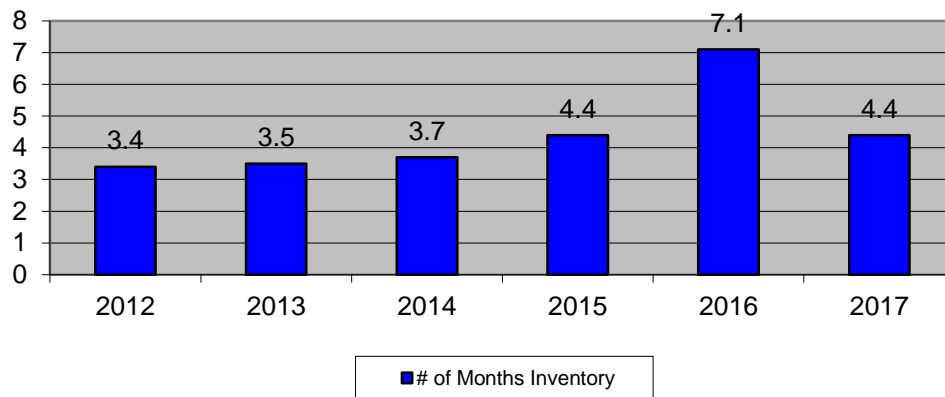
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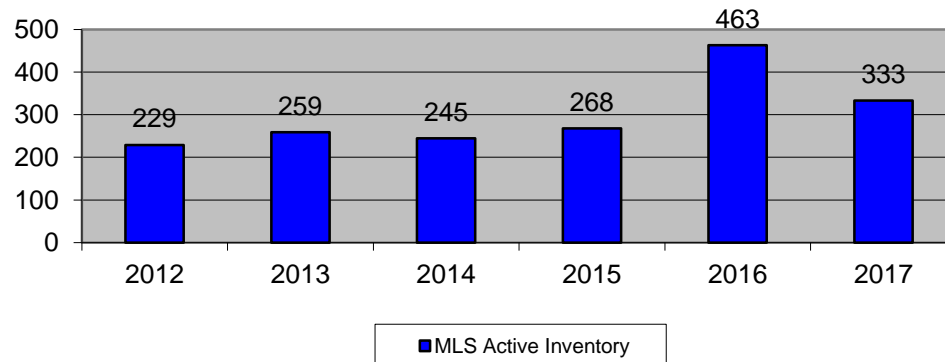
Victoria MLS Residential Sales Month Of December



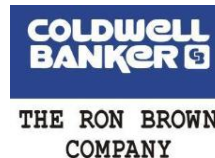
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - December Inventory



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**Victoria MLS Sales
Residential
Month of December, 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 DOM</u>
\$0 - \$49,999	4	\$129,000	\$32,250	\$32,750	59
\$50,000 - \$99,999	12	\$852,175	\$71,015	\$71,950	149
\$100,000 - \$149,999	17	\$2,127,685	\$125,158	\$120,000	93
\$150,000 - \$199,999	13	\$2,232,710	\$171,747	\$172,010	115
\$200,000 - \$249,999	21	\$4,727,944	\$225,140	\$227,500	105
\$250,000 - \$299,999	12	\$3,238,748	\$269,896	\$266,250	294
\$300,000 - \$349,999	1	\$324,900	\$324,900	\$324,900	128
\$400,000 - \$449,999	2	\$868,500	\$434,250	\$434,250	157
\$500,000 - \$549,999	1	\$510,000	\$510,000	\$510,000	37
Totals:	83	\$ 15,011,662			
Averages:			\$180,863	\$179,900	136

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