

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	November, 2017	December, 2017	PERCENT CHANGE
Residential property sales*	66	83	25.8%
Residential total dollar volume*	\$11,518,500	\$15,011,662	30.3%
Average residential sales price*	\$174,523	\$180,863	3.6%
Median residential sales price*	\$165,700	\$179,900	8.6%
Total active listings end of month*	339	333	-1.8%
Months inventory*	4.7	4.4	-6.4%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$180,863 for the month of December, up 3.6 percent versus the month of November when it was \$174,523.

The median price of residential homes for the month of December was \$179,900, versus November when it was \$165,700, an increase of 8.6 percent.

Total sales of residential homes in Victoria MLS for December was 83, 25.8 percent (17 homes) more than November.

The average Days on Market for residential homes for the month of December was 136, 3.0 percent longer than the month of November.

Total building permits for Victoria city limits for December was 6, down 40.0 percent compared to November when the number of permits was 10.

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 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 Days On Market</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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**Victoria MLS Sales
Residential
Month of November, 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	\$110,000	\$27,500	\$27,500	173
\$50,000 - \$99,999	10	\$776,500	\$77,650	\$76,350	78
\$100,000 - \$149,999	13	\$1,649,300	\$126,869	\$134,000	158
\$150,000 - \$199,999	20	\$3,469,000	\$173,450	\$169,450	132
\$200,000 - \$249,999	6	\$1,301,400	\$216,900	\$213,500	113
\$250,000 - \$299,999	7	\$1,913,800	\$273,400	\$286,900	158
\$300,000 - \$349,999	2	\$651,000	\$325,500	\$325,500	78
\$350,000 - \$399,999	2	\$740,000	\$370,000	\$370,000	188
\$450,000 - \$499,999	2	\$907,500	\$453,750	\$453,750	117
Totals:	66	\$ 11,518,500			
Averages:			\$174,523	\$165,700	132

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Victoria MLS Active Listings Residential December 31, 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	12	\$452,270	\$37,689	\$40,443	161
\$50,000 - \$99,999	38	\$2,855,350	\$75,141	\$74,950	133
\$100,000 - \$149,999	31	\$3,926,350	\$126,656	\$130,000	130
\$150,000 - \$199,999	71	\$12,465,212	\$175,566	\$175,000	112
\$200,000 - \$249,999	46	\$10,448,839	\$227,149	\$227,450	152
\$250,000 - \$299,999	35	\$9,634,164	\$275,262	\$272,500	146
\$300,000 - \$349,999	26	\$8,661,385	\$333,130	\$332,393	135
\$350,000 - \$399,999	27	\$10,293,585	\$381,244	\$379,500	160
\$400,000 - \$449,999	20	\$8,477,162	\$423,858	\$422,395	146
\$450,000 - \$499,999	5	\$2,376,800	\$475,360	\$465,000	97
\$500,000 - \$549,999	6	\$3,214,295	\$535,716	\$537,248	141
\$550,000 - \$599,999	4	\$2,376,500	\$594,125	\$594,750	206
\$600,000 - \$649,999	1	\$639,900	\$639,900	\$639,900	350
\$750,000 - \$799,999	3	\$2,320,000	\$773,333	\$775,000	104
\$800,000 - \$849,999	3	\$2,474,900	\$824,967	\$825,000	198
\$1,100,000 - \$1,149,999	1	\$1,100,000	\$1,100,000	\$1,100,000	316
\$1,150,000 - \$1,199,999	1	\$1,150,000	\$1,150,000	\$1,150,000	198
\$1,250,000 - \$1,299,999	1	\$1,287,500	\$1,287,500	\$1,287,500	139
\$1,450,000 - \$1,499,999	1	\$1,499,000	\$1,499,000	\$1,499,000	58
\$1,950,000 - \$1,999,999	1	\$1,998,900	\$1,998,900	\$1,998,900	244
Totals:	333	\$87,652,112			
Averages:			\$263,220	\$215,000	139

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