

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	12 Months Ending January, 2017	12 Months Ending January, 2018	PERCENT CHANGE
Residential property sales*	895	924	3.2%
Residential total dollar volume*	\$165,963,445	\$160,397,497	-3.4%
Average residential sales price*	\$185,434	\$173,590	-6.4%
Median residential sales price*	\$168,900	\$160,500	-5.0%
Total active listings end of month	430	321	-25.3%
Months inventory*	6.6	4.7	-28.8%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$173,590 for the twelve months ending January, 2018, down 6.4 percent versus the same period ending January, 2017 when it was \$185,434.

The median price of residential homes for the twelve months ending January, 2018 was \$160,500, down 5.0 percent versus the same period 2017, when it was \$168,900.

Total sales of residential homes in Victoria MLS for the twelve months ending January, 2018 was 924, 3.2 percent (29 homes) more than the same period in 2017.

The average Days on Market for residential homes for the twelve months ending January, 2018 was 119, 12.3 percent longer than the same period 2017.

Total building permits for Victoria city limits for the twelve months ending January 2018 were 65, up 18.2 percent compared to the same period 2017 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.

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and does Not reflect all transactions in the market.

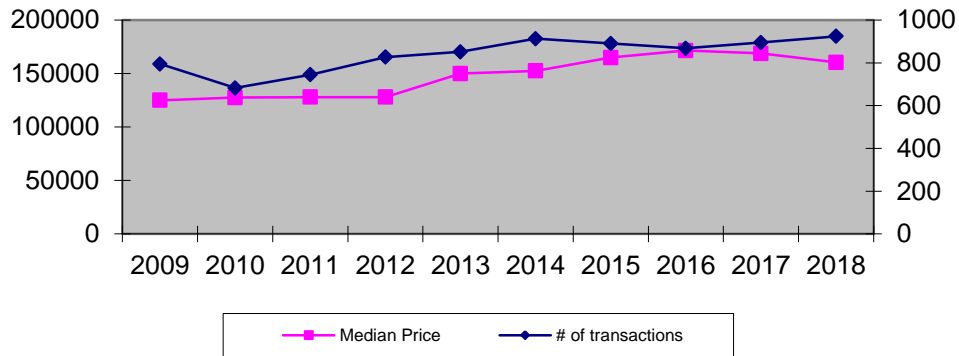
Source: Victoria Multiple Listing Service

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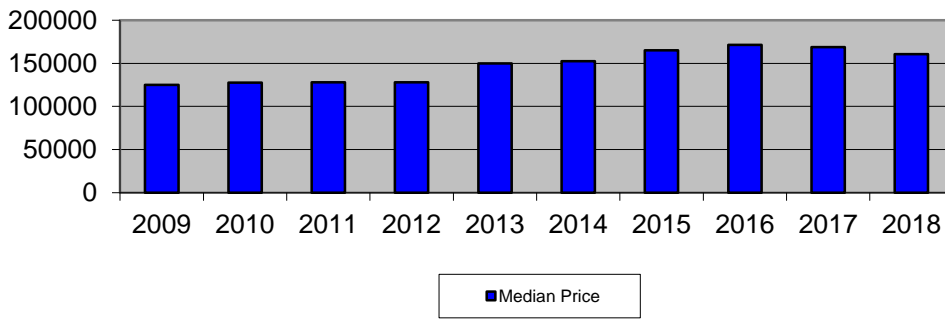


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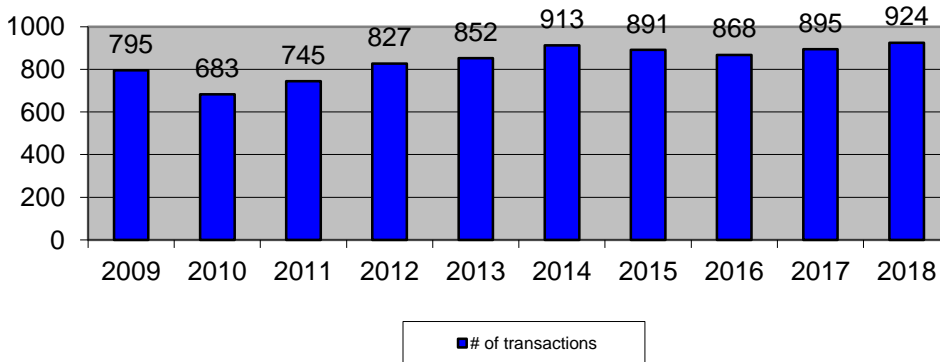
Victoria MLS Residential Sales 12 Months Ending January



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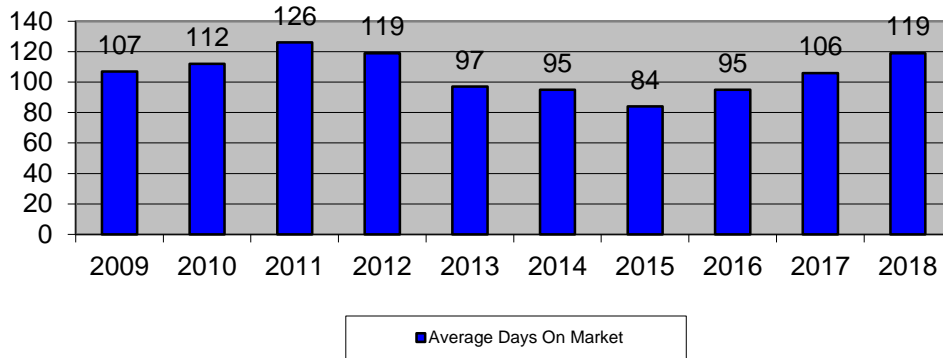
Victoria MLS Residential Sales 12 Months Ending January



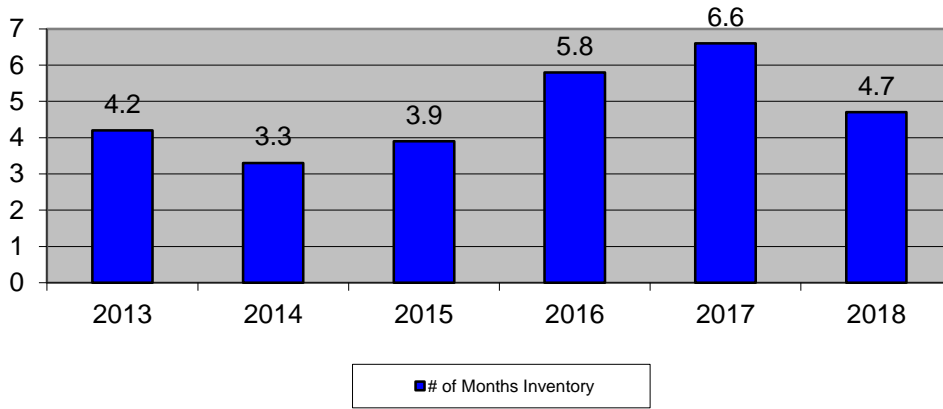
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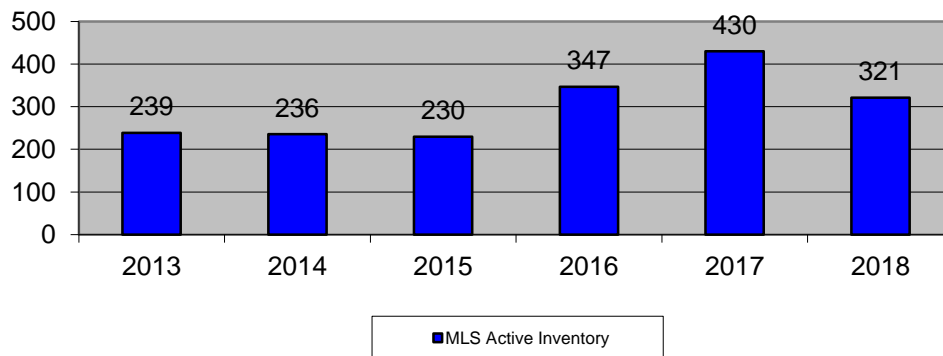
Victoria MLS Residential Sales 12 Months Ending January



Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - January Inventory



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**Victoria MLS Sales
Residential
12 Months Ending January, 2018**

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	55	\$1,865,570	\$33,919	\$37,500	97
\$50,000 - \$99,999	134	\$10,355,412	\$77,279	\$80,000	112
\$100,000 - \$149,999	220	\$27,888,472	\$126,766	\$127,750	111
\$150,000 - \$199,999	224	\$38,775,311	\$173,104	\$174,500	114
\$200,000 - \$249,999	140	\$31,258,449	\$223,275	\$220,000	131
\$250,000 - \$299,999	76	\$20,761,006	\$273,171	\$274,000	168
\$300,000 - \$349,999	27	\$8,779,300	\$325,159	\$324,900	113
\$350,000 - \$399,999	23	\$8,641,640	\$375,723	\$370,000	132
\$400,000 - \$449,999	12	\$5,154,443	\$429,537	\$434,000	113
\$450,000 - \$499,999	8	\$3,741,894	\$467,737	\$469,950	74
\$500,000 - \$549,999	3	\$1,550,000	\$516,667	\$510,000	60
\$750,000 - \$799,999	1	\$785,000	\$785,000	\$785,000	5
\$800,000 - \$849,999	1	\$841,000	\$841,000	\$841,000	240
Totals:	924	\$160,397,497			
Averages:			\$173,590	\$160,500	119

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