

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>January, 2017</b>	<b>January, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	62	54	-12.9%
Residential total dollar volume*	\$11,520,095	\$8,760,920	-24.0%
Average residential sales price*	\$185,808	\$162,239	-12.7%
Median residential sales price*	\$168,950	\$150,000	-11.2%
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 \$162,239 for January 2018, down 12.7 percent versus January 2017 when it was \$185,808.

The median price of residential homes for January 2018 was \$150,000, versus January 2017 when it was \$168,950, a decrease of 11.2 percent.

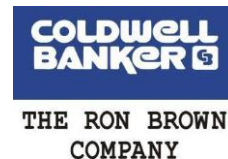
Total sales of residential homes in Victoria MLS for January 2018 was 54, 12.9 percent (8 homes) less than January 2017.

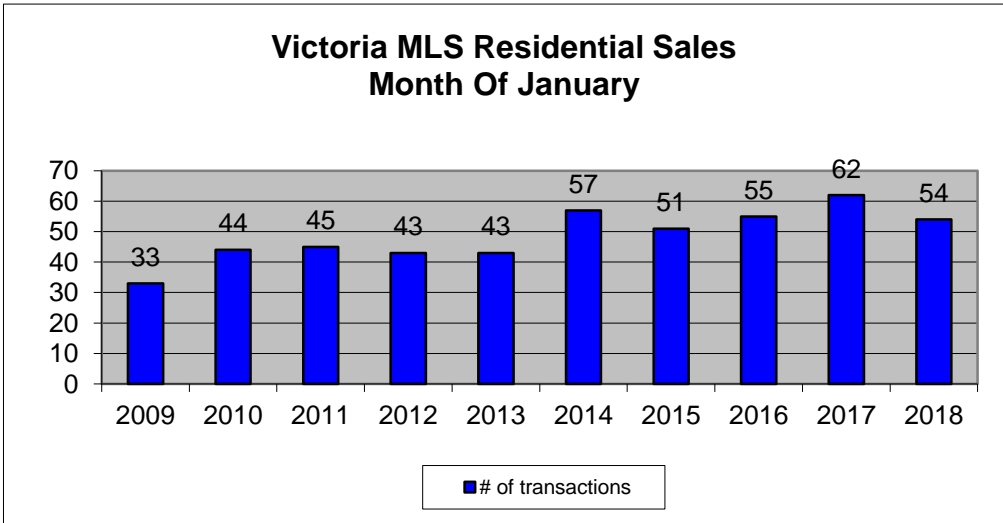
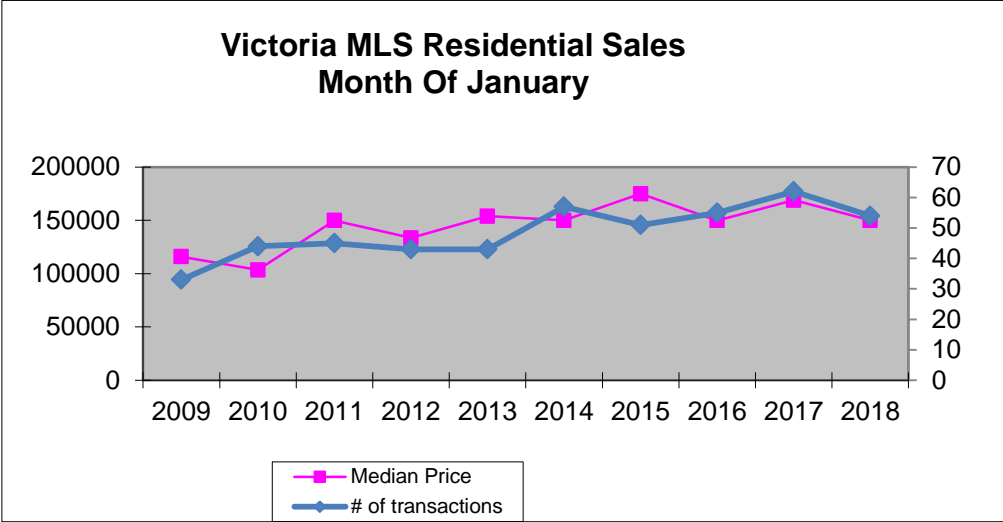
The average Days on Market for residential homes for January 2018 was 124, 2.5 percent longer than January 2017.

Total building permits for Victoria city limits for January 2018 was 9, versus January 2017 when the number of permits was 1, an increase of 800.0 percent.

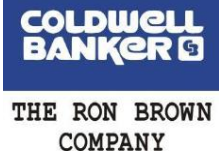
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

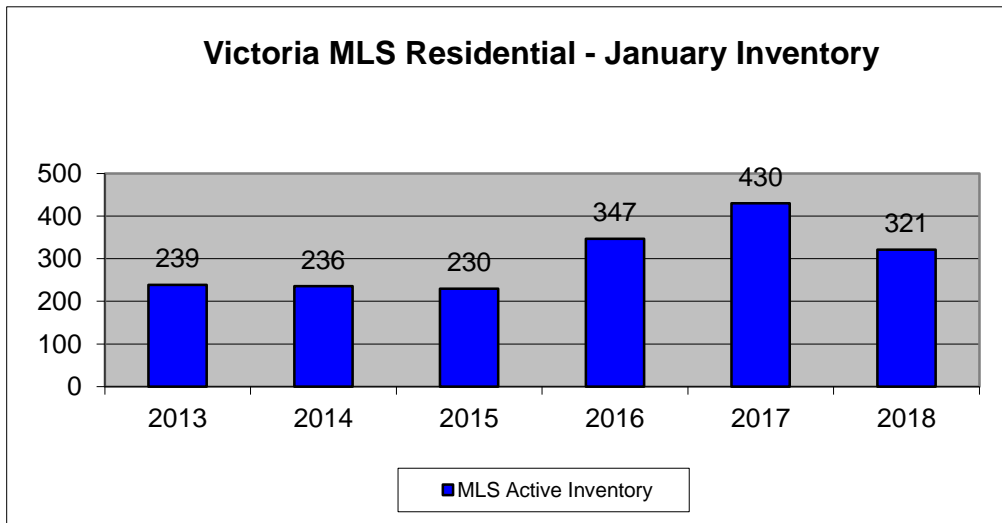
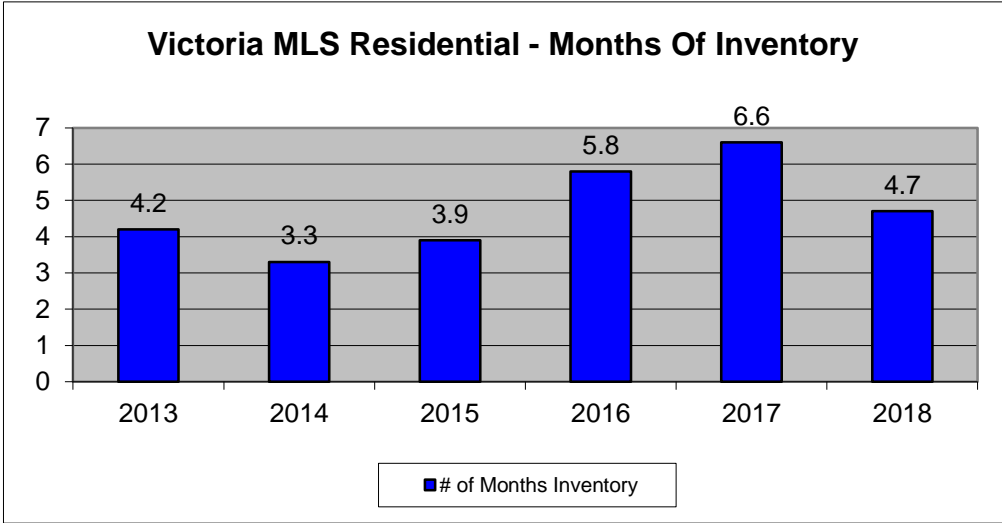
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**Victoria MLS Sales  
Residential  
Month of January, 2018**

**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	3	\$102,000	\$34,000	\$39,000	170
\$50,000 - \$99,999	10	\$750,350	\$75,035	\$77,500	109
\$100,000 - \$149,999	14	\$1,721,800	\$122,986	\$125,000	93
\$150,000 - \$199,999	11	\$1,971,300	\$179,209	\$182,000	179
\$200,000 - \$249,999	9	\$2,006,650	\$222,961	\$225,000	117
\$250,000 - \$299,999	4	\$1,049,370	\$262,343	\$262,000	86
\$300,000 - \$349,999	1	\$312,000	\$312,000	\$312,000	116
\$350,000 - \$399,999	1	\$372,450	\$372,450	\$372,450	260
\$450,000 - \$499,999	1	\$475,000	\$475,000	\$475,000	33
Totals:	54	\$8,760,920			
Averages:			\$162,239	\$150,000	124

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