

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>December, 2017</b>	<b>January, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	84	54	-35.7%
Residential total dollar volume*	\$15,066,162	\$8,760,920	-41.9%
Average residential sales price*	\$179,359	\$162,239	-9.5%
Median residential sales price*	\$179,450	\$150,000	-16.4%
Total active listings end of month*	333	321	-3.6%
Months inventory*	4.4	4.7	6.8%

\*This figure refers to the residential homes market.

### Residential Homes Update

The average sales price for residential homes was \$162,239 for the month of January, down 9.5 percent versus the month of December when it was \$179,359.

The median price of residential homes for the month of January was \$150,000, versus December when it was \$179,450, a decrease of 16.4 percent.

Total sales of residential homes in Victoria MLS for January was 54, 35.7 percent (30 homes) less than December.

The average Days on Market for residential homes for the month of January was 124, 8.8 percent shorter than the month of December.

Total building permits for Victoria city limits for January was 9, up 50.0 percent compared to December when the number of permits was 6.

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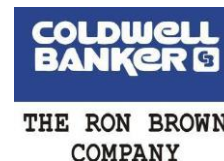
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**Victoria MLS Sales  
Residential  
Month of January, 2018**

**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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**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	13	\$906,675	\$69,744	\$71,900	147
\$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	106
\$250,000 - \$299,999	12	\$3,238,748	\$269,896	\$266,250	295
\$300,000 - \$349,999	1	\$324,900	\$324,900	\$324,900	128
\$400,000 - \$449,999	2	\$868,500	\$434,250	\$434,250	158
\$500,000 - \$549,999	1	\$510,000	\$510,000	\$510,000	37
Totals:	84	\$ 15,066,162			
Averages:			\$179,359	\$179,450	136

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## Victoria MLS Active Listings Residential January 31, 2018

### 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	10	\$343,970	\$34,397	\$36,393	140
\$50,000 - \$99,999	44	\$3,372,835	\$76,655	\$75,500	129
\$100,000 - \$149,999	26	\$3,295,420	\$126,747	\$132,450	107
\$150,000 - \$199,999	66	\$11,585,567	\$175,539	\$171,900	122
\$200,000 - \$249,999	49	\$11,145,184	\$227,453	\$225,000	140
\$250,000 - \$299,999	31	\$8,569,574	\$276,438	\$272,500	133
\$300,000 - \$349,999	26	\$8,664,585	\$333,253	\$333,650	150
\$350,000 - \$399,999	30	\$11,485,285	\$382,843	\$379,950	157
\$400,000 - \$449,999	14	\$5,991,573	\$427,970	\$427,622	185
\$450,000 - \$499,999	5	\$2,426,700	\$485,340	\$485,000	139
\$500,000 - \$549,999	6	\$3,199,585	\$533,264	\$537,450	120
\$550,000 - \$599,999	4	\$2,361,500	\$590,375	\$594,750	163
\$600,000 - \$649,999	1	\$639,900	\$639,900	\$639,900	381
\$650,000 - \$699,999	2	\$1,345,000	\$672,500	\$672,500	22
\$750,000 - \$799,999	4	\$3,095,000	\$773,750	\$775,000	129
\$1,250,000 - \$1,299,999	1	\$1,287,500	\$1,287,500	\$1,287,500	170
\$1,450,000 - \$1,499,999	1	\$1,499,000	\$1,499,000	\$1,499,000	89
\$1,950,000 - \$1,999,999	1	\$1,998,900	\$1,998,900	\$1,998,900	275
<b>Totals:</b>	321	\$82,307,078			
<b>Averages:</b>			\$256,408	\$217,999	136

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