

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	Jan-March, 2017	Jan-March, 2018	PERCENT CHANGE
Residential property sales*	204	187	-8.3%
Residential total dollar volume*	\$35,592,261	\$32,523,353	-8.6%
Average residential sales price*	\$174,472	\$173,922	-0.3%
Median residential sales price*	\$158,850	\$160,000	0.7%
Total active listings end of month*	436	313	-28.2%
Months inventory*	6.4	5.0	-21.9%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$173,922 for January thru March, 2018, down 0.3 percent versus the same period last year when it was \$174,472.

The median price of residential homes for January thru March, 2018 was \$160,000, versus the same period last year when it was \$158,850, an increase of 0.7 percent.

Total sales of residential homes in Victoria MLS for January thru March, 2018 was 187, 8.3 percent (17 homes) less than the same period last year.

The average Days on Market for residential homes for January thru March, 2018 was 120, 4.8 percent shorter than the same period last year.

Total building permits January thru March, 2018 for Victoria city limits were 21, up 75.0 percent compared to the same period 2017 when the number of permits was 12.

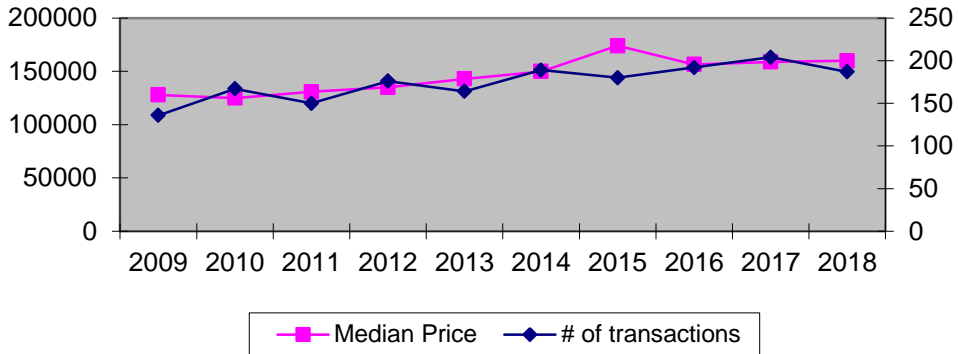
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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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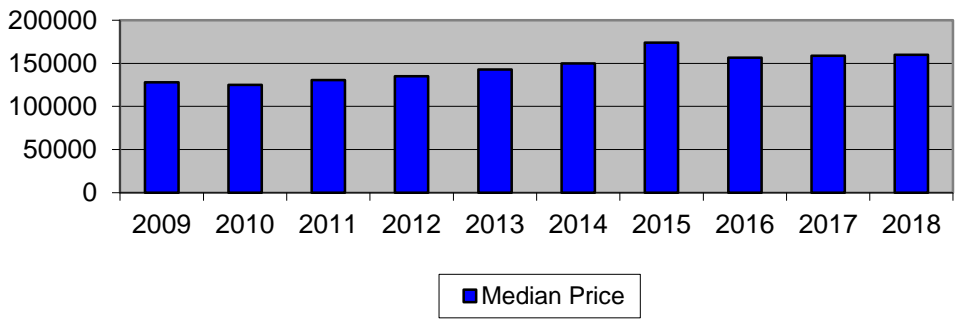


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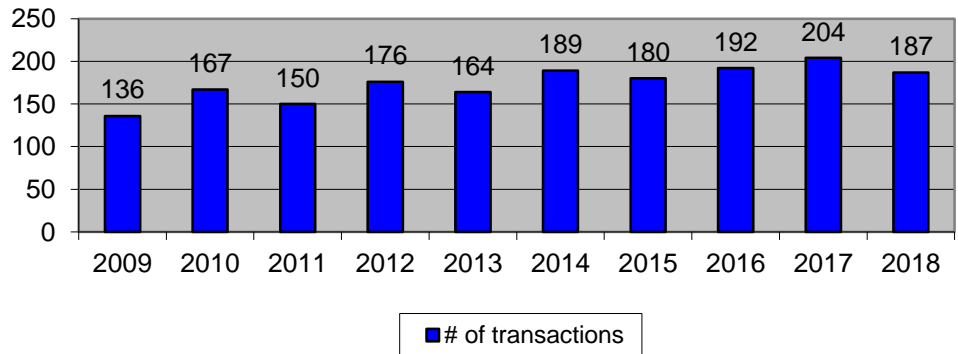
Victoria MLS Residential Sales January Thru March



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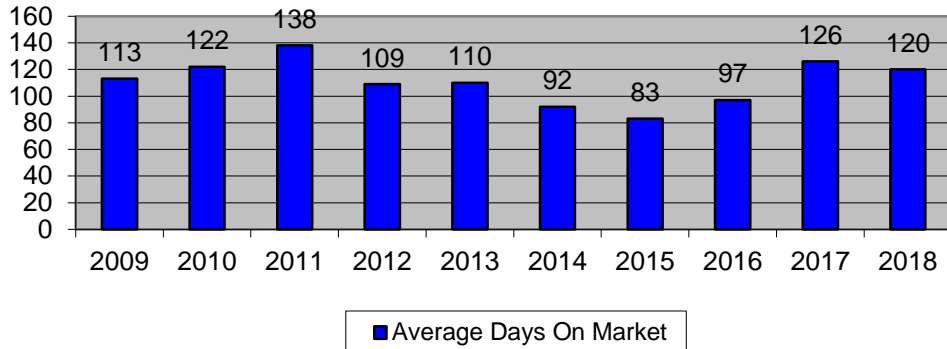
Victoria MLS Residential Sales January Thru March



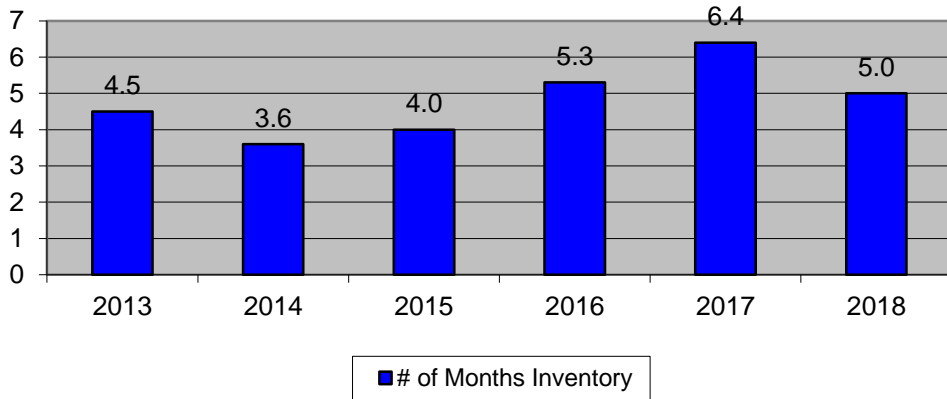
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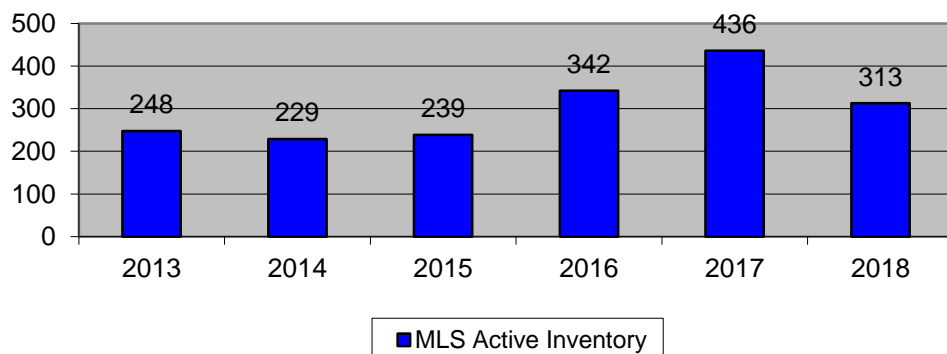
Victoria MLS Residential Sales January Thru March



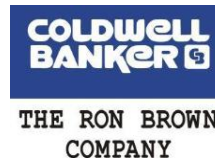
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - March Inventory



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**Victoria MLS Sales
Residential
Jan thru March, 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 Days On Market</u>
\$0 - \$49,999	14	\$460,750	\$32,911	\$37,500	119
\$50,000 - \$99,999	25	\$1,825,890	\$73,036	\$75,000	128
\$100,000 - \$149,999	44	\$5,648,635	\$128,378	\$130,000	110
\$150,000 - \$199,999	43	\$7,434,945	\$172,906	\$172,000	116
\$200,000 - \$249,999	23	\$5,043,039	\$219,263	\$220,000	128
\$250,000 - \$299,999	17	\$4,638,665	\$272,863	\$272,000	106
\$300,000 - \$349,999	12	\$3,889,279	\$324,107	\$327,500	130
\$350,000 - \$399,999	6	\$2,227,250	\$371,208	\$366,175	175
\$400,000 - \$449,999	1	\$400,000	\$400,000	\$400,000	114
\$450,000 - \$499,999	2	\$954,900	\$477,450	\$477,450	126
Totals:	187	\$32,523,353			
Averages:			\$173,922	\$160,000	120

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