

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	March, 2017	March, 2018	PERCENT CHANGE
Residential property sales*	66	74	12.1%
Residential total dollar volume*	\$10,639,015	\$12,842,240	20.7%
Average residential sales price*	\$161,197	\$173,544	7.7%
Median residential sales price*	\$156,000	\$157,000	0.6%
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 \$173,544 for March 2018, up 7.7 percent versus March 2017 when it was \$161,197.

The median price of residential homes for March 2018 was \$157,000, versus March 2017 when it was \$156,000, an increase of 0.6 percent.

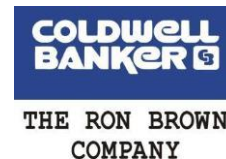
Total sales of residential homes in Victoria MLS for March 2018 was 74, 12.1 percent (8 homes) more than March 2017.

The average Days on Market for residential homes for March 2018 was 112, 2.6 percent shorter than March 2017.

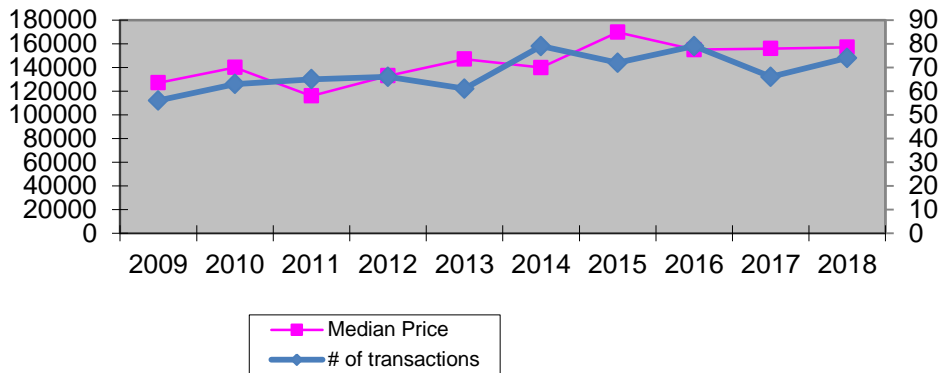
Total building permits for Victoria city limits for March 2018 was 6, versus March 2017 when the number of permits was 7, a decrease of 14.3 percent.

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.

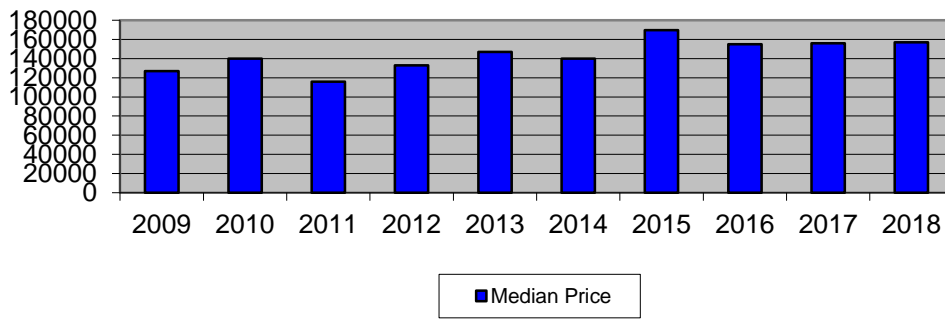
Information Herein Deemed Reliable but Not Guaranteed
and does Not reflect all transactions in the market.
Source: Victoria Multiple Listing Service
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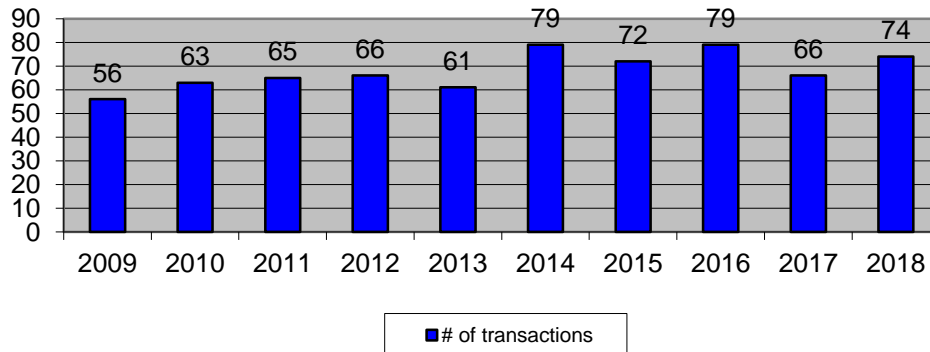
Victoria MLS Residential Sales Month Of March



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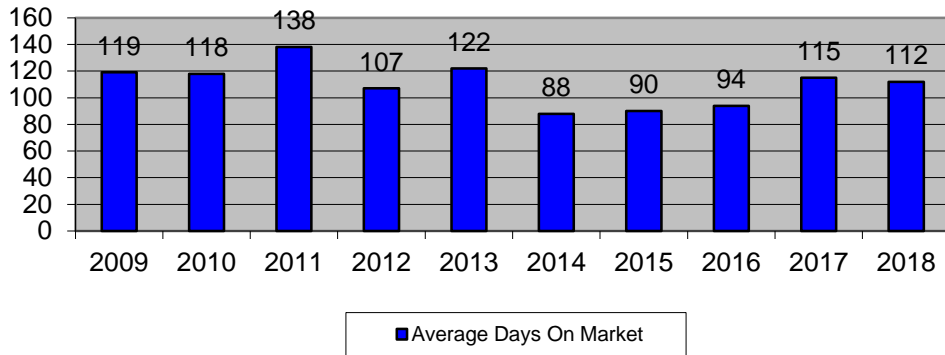
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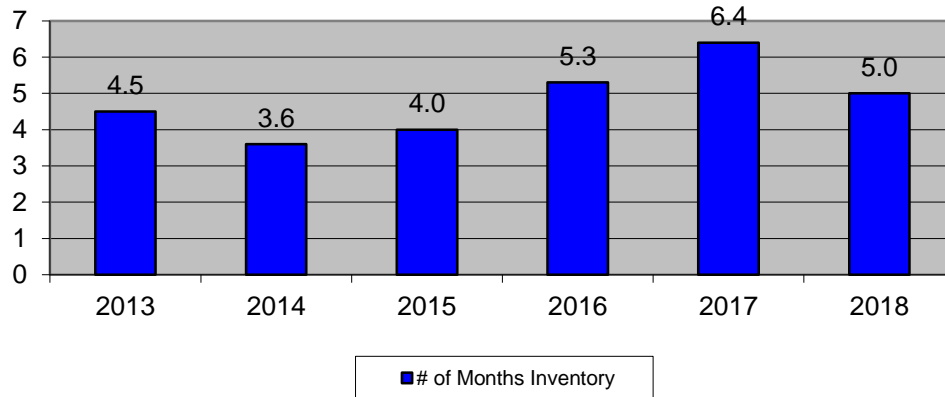
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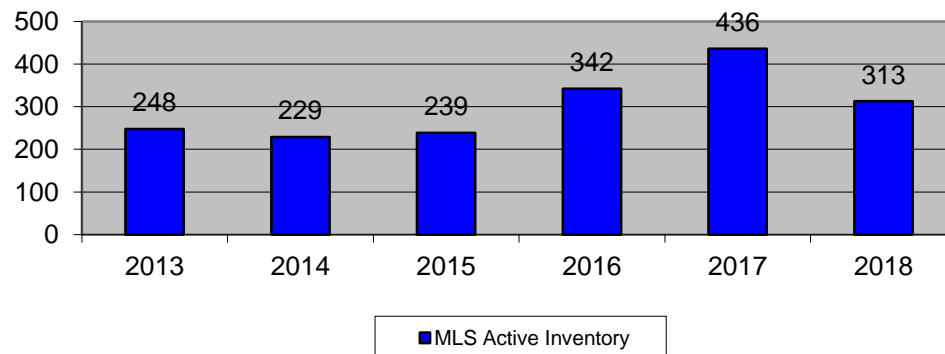
Victoria MLS Residential Sales Month Of March



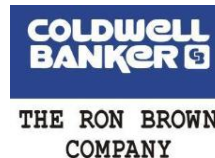
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - March Inventory



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**Victoria MLS Sales
Residential
Month of 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 DOM</u>
\$0 - \$49,999	7	\$236,400	\$33,771	\$36,000	104
\$50,000 - \$99,999	7	\$513,540	\$73,363	\$80,000	176
\$100,000 - \$149,999	19	\$2,496,335	\$131,386	\$139,000	110
\$150,000 - \$199,999	19	\$3,207,595	\$168,821	\$171,000	82
\$200,000 - \$249,999	4	\$843,000	\$210,750	\$209,000	115
\$250,000 - \$299,999	9	\$2,504,395	\$278,266	\$285,000	123
\$300,000 - \$349,999	5	\$1,581,175	\$316,235	\$318,675	111
\$350,000 - \$399,999	4	\$1,459,800	\$364,950	\$354,950	150
Totals:	74	\$12,842,240			
Averages:			\$173,544	\$157,000	112

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COMPANY