

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	February, 2018	March, 2018	PERCENT CHANGE
Residential property sales*	59	74	25.4%
Residential total dollar volume*	\$10,920,193	\$12,842,240	17.6%
Average residential sales price*	\$185,088	\$173,544	-6.2%
Median residential sales price*	\$173,000	\$157,000	-9.2%
Total active listings end of month*	321	313	-2.5%
Months inventory*	4.9	5.0	2.0%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$173,544 for the month of March, down 6.2 percent versus the month of February when it was \$185,088.

The median price of residential homes for the month of March was \$157,000, versus February when it was \$173,000, a decrease of 9.2 percent.

Total sales of residential homes in Victoria MLS for March was 74, 25.4 percent (15 homes) more than February.

The average Days on Market for residential homes for the month of March was 112, 11.8 percent shorter than the month of February.

Total building permits for Victoria city limits for March was 6, the same as February.

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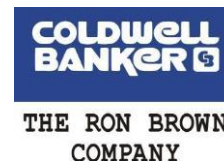
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**Victoria MLS Sales
Residential
Month of March, 2018**

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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**Victoria MLS Sales
Residential
Month of February, 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	4	\$122,350	\$30,588	\$30,125	109
\$50,000 - \$99,999	8	\$562,000	\$70,250	\$68,750	113
\$100,000 - \$149,999	11	\$1,430,500	\$130,045	\$133,500	133
\$150,000 - \$199,999	13	\$2,256,050	\$173,542	\$173,000	112
\$200,000 - \$249,999	10	\$2,193,389	\$219,339	\$222,000	144
\$250,000 - \$299,999	4	\$1,084,900	\$271,225	\$269,950	92
\$300,000 - \$349,999	6	\$1,996,104	\$332,684	\$331,500	148
\$350,000 - \$399,999	1	\$395,000	\$395,000	\$395,000	195
\$400,000 - \$449,999	1	\$400,000	\$400,000	\$400,000	114
\$450,000 - \$499,999	1	\$479,900	\$479,900	\$479,900	219
Totals:	59	\$10,920,193			
Averages:			\$185,088	\$173,000	127

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Source: Victoria Multiple Listing Service

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Victoria MLS Active Listings Residential March 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	8	\$327,535	\$40,942	\$43,450	86
\$50,000 - \$99,999	36	\$2,862,944	\$79,526	\$79,000	118
\$100,000 - \$149,999	33	\$4,319,050	\$130,880	\$134,900	57
\$150,000 - \$199,999	62	\$11,007,183	\$177,535	\$178,200	124
\$200,000 - \$249,999	49	\$11,176,759	\$228,097	\$229,900	154
\$250,000 - \$299,999	40	\$11,148,104	\$278,703	\$277,000	105
\$300,000 - \$349,999	22	\$7,232,835	\$328,765	\$329,443	110
\$350,000 - \$399,999	29	\$11,086,774	\$382,303	\$379,900	175
\$400,000 - \$449,999	12	\$5,119,773	\$426,648	\$425,622	203
\$450,000 - \$499,999	3	\$1,464,895	\$488,298	\$499,900	148
\$500,000 - \$549,999	4	\$2,164,700	\$541,175	\$547,450	214
\$550,000 - \$599,999	5	\$2,895,900	\$579,180	\$575,000	114
\$600,000 - \$649,999	1	\$619,900	\$619,900	\$619,900	440
\$650,000 - \$699,999	2	\$1,394,900	\$697,450	\$697,450	45
\$750,000 - \$799,999	3	\$2,345,000	\$781,667	\$775,000	98
\$800,000 - \$849,999	1	\$829,900	\$829,900	\$829,900	242
\$900,000 - \$949,999	1	\$900,000	\$900,000	\$900,000	35
\$1,450,000 - \$1,499,999	1	\$1,499,000	\$1,499,000	\$1,499,000	148
\$1,950,000 - \$1,999,999	1	\$1,998,900	\$1,998,900	\$1,998,900	334
Totals:	313	\$80,394,052			
Averages:			\$256,850	\$219,889	127

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