

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	Jan-April, 2017	Jan-April, 2018	PERCENT CHANGE
Residential property sales*	299	292	-2.3%
Residential total dollar volume*	\$51,648,116	\$51,271,010	-0.7%
Average residential sales price*	\$172,736	\$175,586	1.6%
Median residential sales price*	\$159,000	\$165,000	3.8%
Total active listings end of month*	453	318	-29.8%
Months inventory*	5.7	4.0	-29.8%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$175,586 for January thru April, 2018, up 1.6 percent versus the same period last year when it was \$172,736.

The median price of residential homes for January thru April, 2018 was \$165,000, versus the same period last year when it was \$159,000, an increase of 3.8 percent.

Total sales of residential homes in Victoria MLS for January thru April, 2018 was 292, 2.3 percent (7 homes) less than the same period last year.

The average Days on Market for residential homes for January thru April, 2018 was 117, 4.1 percent shorter than the same period last year.

Total building permits January thru April, 2018 for Victoria city limits were 26, up 85.7 percent compared to the same period 2017 when the number of permits was 14.

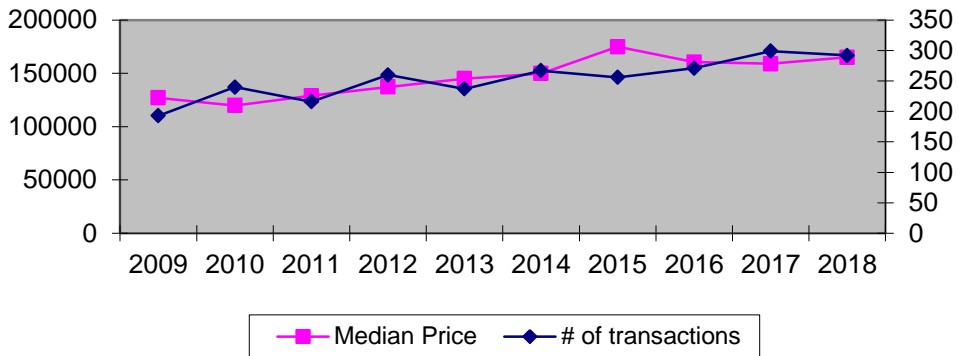
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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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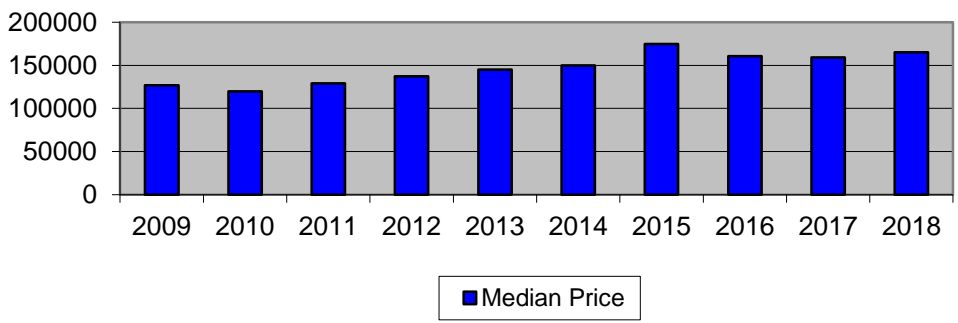


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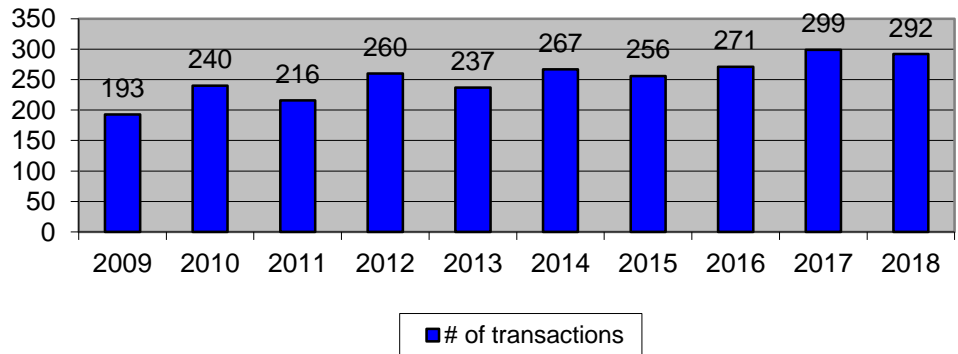
Victoria MLS Residential Sales January Thru April



Victoria MLS Residential Sales January Thru April



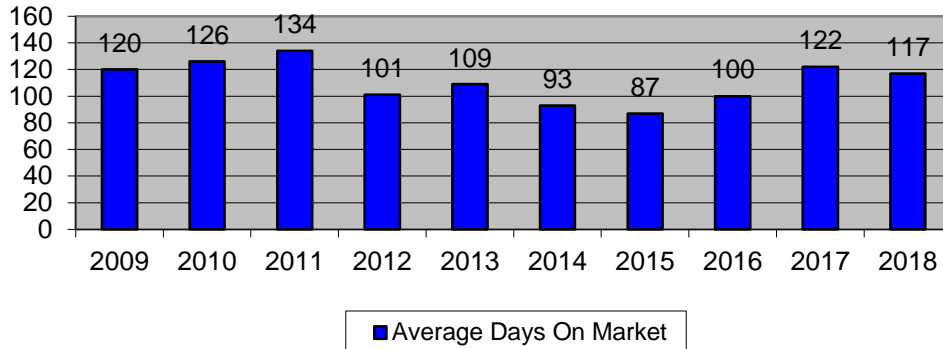
Victoria MLS Residential Sales January Thru April



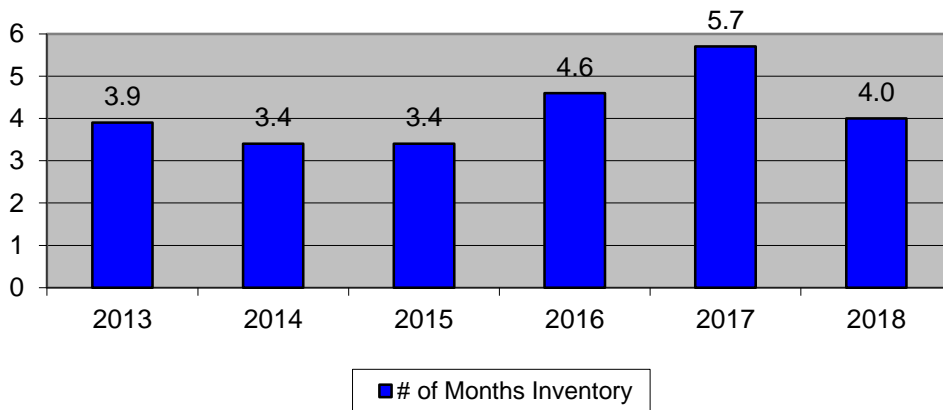
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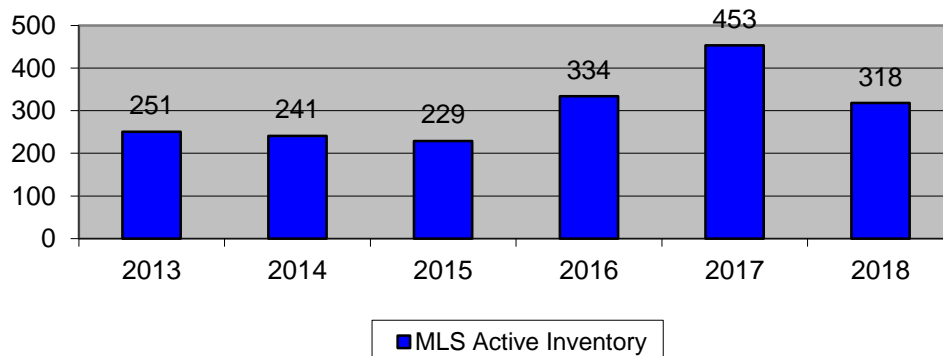
Victoria MLS Residential Sales January Thru April



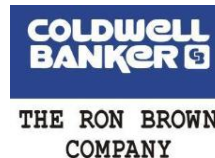
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - April Inventory



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**Victoria MLS Sales
Residential
Jan thru April, 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	20	\$691,750	\$34,588	\$39,000	102
\$50,000 - \$99,999	41	\$2,997,695	\$73,115	\$72,505	124
\$100,000 - \$149,999	60	\$7,794,635	\$129,911	\$133,750	113
\$150,000 - \$199,999	79	\$13,766,545	\$174,260	\$173,000	108
\$200,000 - \$249,999	36	\$7,858,039	\$218,279	\$215,750	119
\$250,000 - \$299,999	26	\$7,088,567	\$272,637	\$268,750	115
\$300,000 - \$349,999	14	\$4,514,279	\$322,449	\$325,000	138
\$350,000 - \$399,999	9	\$3,301,550	\$366,839	\$359,900	141
\$400,000 - \$449,999	3	\$1,293,000	\$431,000	\$445,000	252
\$450,000 - \$499,999	3	\$1,434,900	\$478,300	\$479,900	171
\$500,000 - \$549,999	1	\$530,050	\$530,050	\$530,050	74
Totals:	292	\$51,271,010			
Averages:			\$175,586	\$165,000	117

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