

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	April, 2017	April, 2018	PERCENT CHANGE
Residential property sales*	95	104	9.5%
Residential total dollar volume*	\$16,055,855	\$18,538,657	15.5%
Average residential sales price*	\$169,009	\$178,256	5.5%
Median residential sales price*	\$160,500	\$170,000	5.9%
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 \$178,256 for April 2018, up 5.5 percent versus April 2017 when it was \$169,009.

The median price of residential homes for April 2018 was \$170,000, versus April 2017 when it was \$160,500, an increase of 5.9 percent.

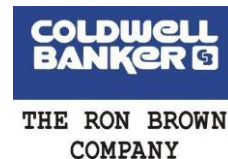
Total sales of residential homes in Victoria MLS for April 2018 was 104, 9.5 percent (9 homes) more than April 2017.

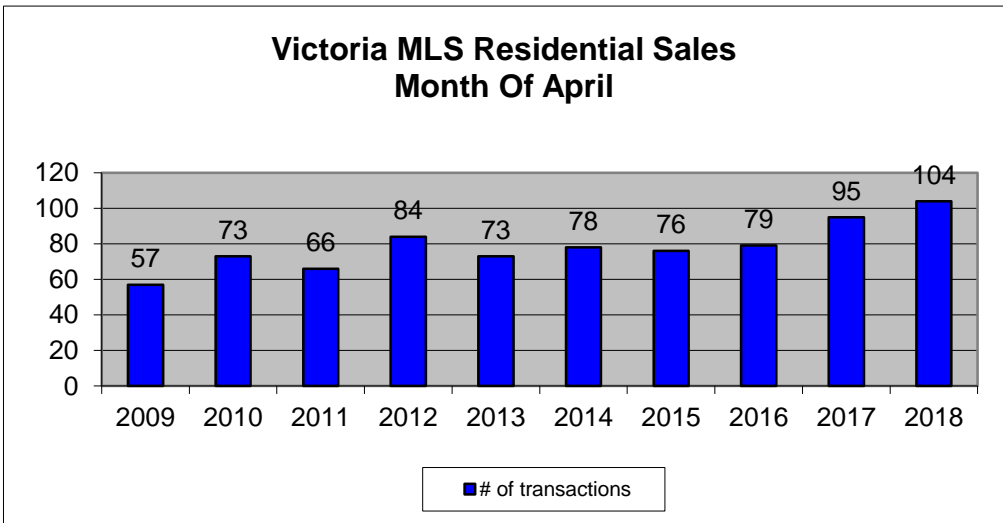
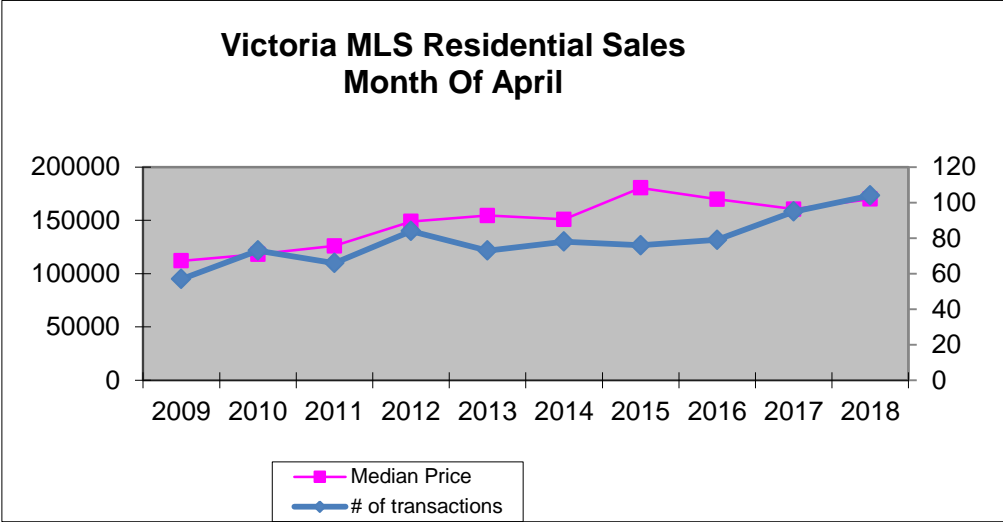
The average Days on Market for residential homes for April 2018 was 112, 0.9 percent longer than April 2017.

Total building permits for Victoria city limits for April 2018 was 5, versus April 2017 when the number of permits was 2, an increase of 150.0 percent.

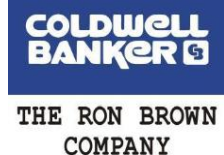
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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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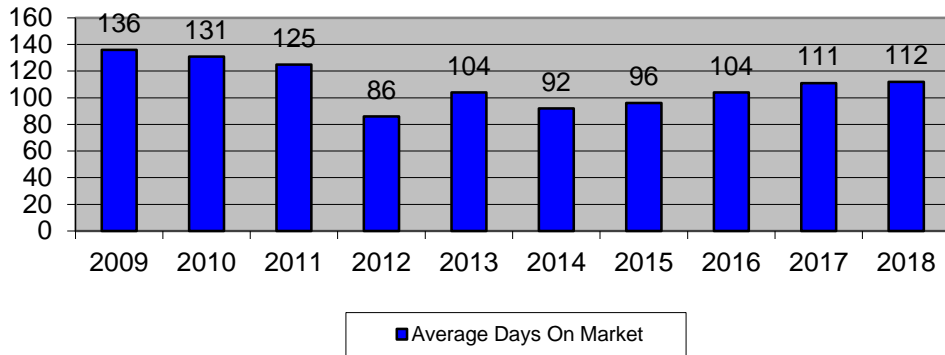




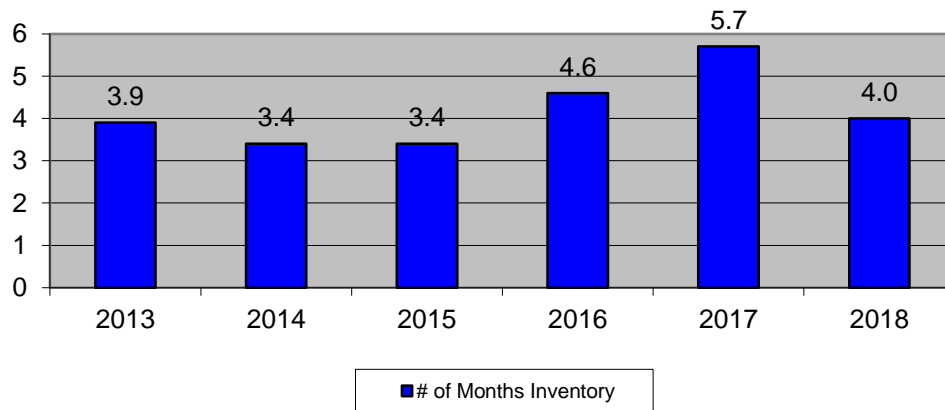
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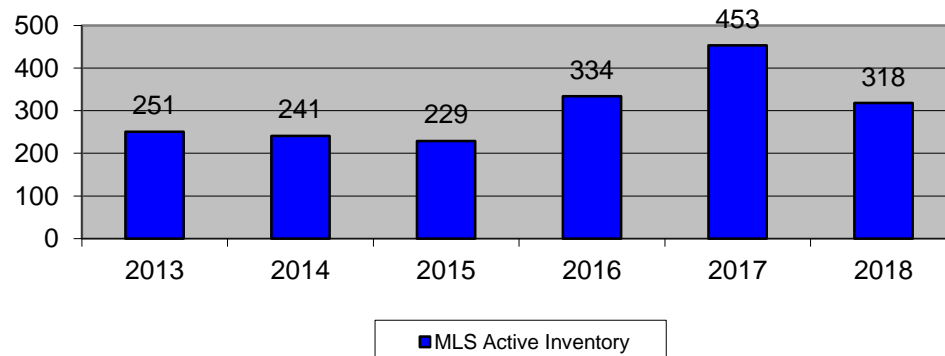
Victoria MLS Residential Sales Month Of April



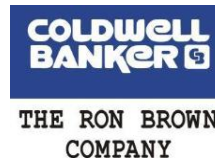
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - April Inventory



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**Victoria MLS Sales
Residential
Month of 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 DOM</u>
\$0 - \$49,999	6	\$231,000	\$38,500	\$39,500	59
\$50,000 - \$99,999	16	\$1,171,805	\$73,238	\$71,203	116
\$100,000 - \$149,999	16	\$2,146,000	\$134,125	\$138,000	121
\$150,000 - \$199,999	36	\$6,331,600	\$175,878	\$179,450	98
\$200,000 - \$249,999	12	\$2,606,000	\$217,167	\$214,750	103
\$250,000 - \$299,999	9	\$2,449,902	\$272,211	\$268,500	129
\$300,000 - \$349,999	2	\$625,000	\$312,500	\$312,500	182
\$350,000 - \$399,999	3	\$1,074,300	\$358,100	\$354,300	71
\$400,000 - \$449,999	2	\$893,000	\$446,500	\$446,500	321
\$450,000 - \$499,999	1	\$480,000	\$480,000	\$480,000	262
\$500,000 - \$549,999	1	\$530,050	\$530,050	\$530,050	74
Totals:	104	\$18,538,657			
Averages:			\$178,256	\$170,000	112

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