

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	March, 2018	April, 2018	PERCENT CHANGE
Residential property sales*	74	104	40.5%
Residential total dollar volume*	\$12,842,240	\$18,538,657	44.4%
Average residential sales price*	\$173,544	\$178,256	2.7%
Median residential sales price*	\$157,000	\$170,000	8.3%
Total active listings end of month*	313	318	1.6%
Months inventory*	5.0	4.0	-20.0%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$178,256 for the month of April, up 2.7 percent versus the month of March when it was \$173,544.

The median price of residential homes for the month of April was \$170,000, versus March when it was \$157,000, an increase of 8.3 percent.

Total sales of residential homes in Victoria MLS for April was 104, 40.5 percent (30 homes) more than March.

The average Days on Market for residential homes for the month of April was 112, the same as the month of March.

Total building permits for Victoria city limits for April was 5, a decrease of 16.7 percent from the month of March, when the number of permits was 6.

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 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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**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 Days On Market</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	113

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Victoria MLS Active Listings Residential April 30, 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	9	\$361,615	\$40,179	\$42,000	86
\$50,000 - \$99,999	43	\$3,351,249	\$77,936	\$79,000	95
\$100,000 - \$149,999	40	\$5,145,139	\$128,628	\$129,900	45
\$150,000 - \$199,999	57	\$10,091,330	\$177,041	\$179,000	101
\$200,000 - \$249,999	48	\$11,165,722	\$232,619	\$235,300	151
\$250,000 - \$299,999	37	\$10,218,107	\$276,165	\$272,900	109
\$300,000 - \$349,999	21	\$6,937,285	\$330,347	\$329,900	93
\$350,000 - \$399,999	31	\$11,719,474	\$378,048	\$379,000	162
\$400,000 - \$449,999	7	\$2,976,073	\$425,153	\$425,000	251
\$450,000 - \$499,999	3	\$1,442,000	\$480,667	\$487,500	105
\$500,000 - \$549,999	6	\$3,223,600	\$537,267	\$539,450	104
\$550,000 - \$599,999	5	\$2,945,800	\$589,160	\$597,000	215
\$600,000 - \$649,999	1	\$649,000	\$649,000	\$649,000	109
\$650,000 - \$699,999	4	\$2,792,900	\$698,225	\$699,000	52
\$750,000 - \$799,999	1	\$795,000	\$795,000	\$795,000	51
\$800,000 - \$849,999	1	\$829,900	\$829,900	\$829,900	272
\$850,000 - \$899,999	2	\$1,749,900	\$874,950	\$874,950	40
\$1,450,000 - \$1,499,999	1	\$1,499,000	\$1,499,000	\$1,499,000	178
\$1,950,000 - \$1,999,999	1	\$1,998,900	\$1,998,900	\$1,998,900	364
Totals:	318	\$79,891,994			
Averages:			\$251,233	\$216,443	112

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