

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>Jan-May, 2017</b>	<b>Jan-May, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	389	390	0.3%
Residential total dollar volume*	\$66,603,649	\$68,694,060	3.1%
Average residential sales price*	\$171,218	\$176,139	2.9%
Median residential sales price*	\$160,000	\$164,150	2.6%
Total active listings end of month*	468	344	-26.5%
Months inventory*	5.6	3.7	-33.9%

\*This figure refers to the residential homes market.

### Residential Homes Update

The average sales price for residential homes was \$176,139 for January thru May, 2018, up 2.9 percent versus the same period last year when it was \$171,218.

The median price of residential homes for January thru May, 2018 was \$164,150, versus the same period last year when it was \$160,000, an increase of 2.6 percent.

Total sales of residential homes in Victoria MLS for January thru May, 2018 was 390, 0.3 percent (1 home) more than the same period last year.

The average Days on Market for residential homes for January thru May, 2018 was 117, 3.3 percent shorter than the same period last year.

Total building permits January thru May, 2018 for Victoria city limits were 31, up 106.7 percent compared to the same period 2017 when the number of permits was 15.

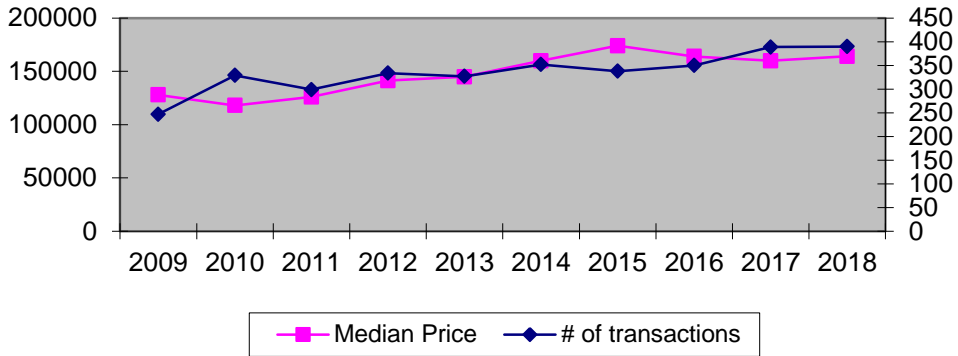
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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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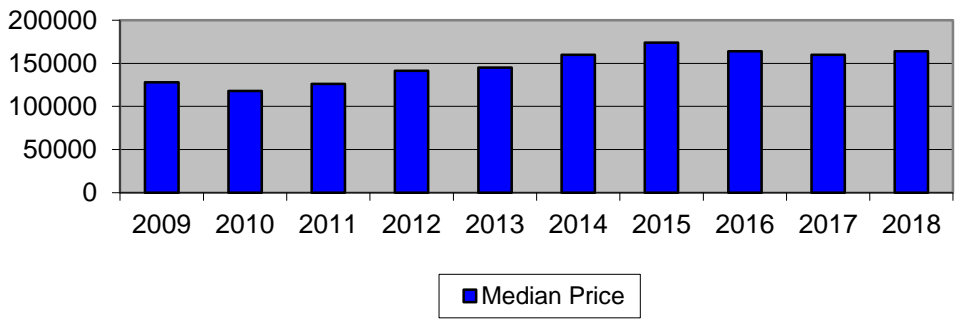


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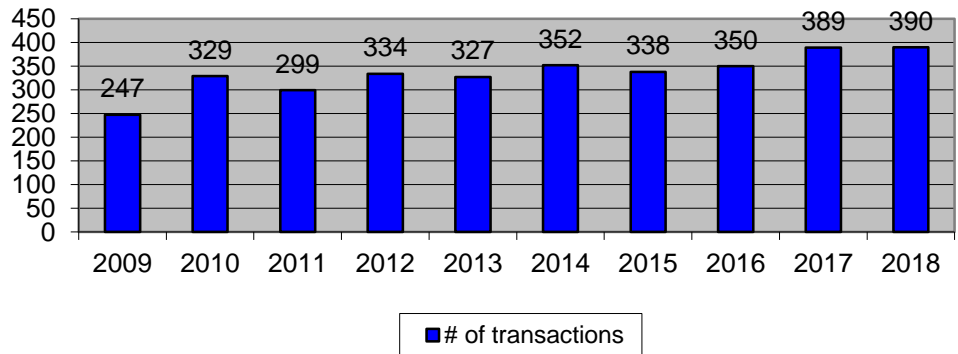
### Victoria MLS Residential Sales January Thru May



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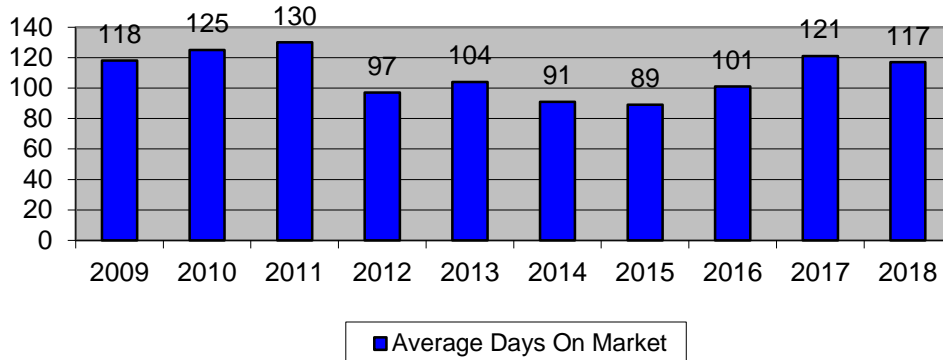
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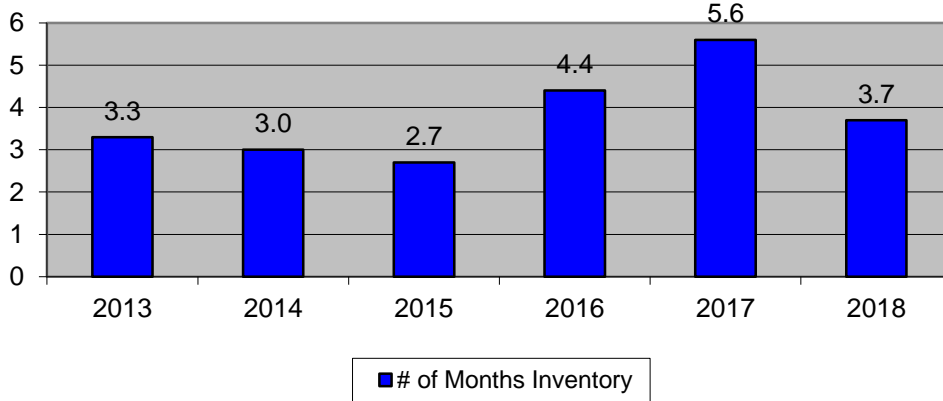
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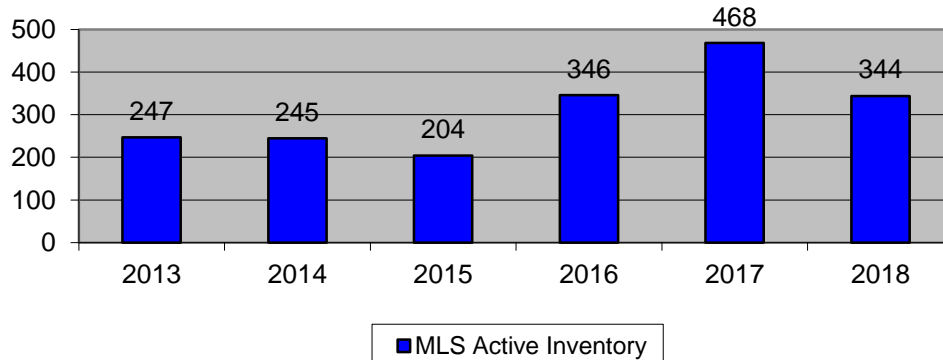
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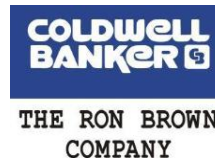
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - May Inventory



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**Victoria MLS Sales  
Residential  
Jan thru May, 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	27	\$979,250	\$36,269	\$40,000	108
\$50,000 - \$99,999	50	\$3,672,195	\$73,444	\$75,000	118
\$100,000 - \$149,999	84	\$10,844,235	\$129,098	\$132,500	102
\$150,000 - \$199,999	110	\$19,064,045	\$173,310	\$172,450	110
\$200,000 - \$249,999	45	\$9,893,039	\$219,845	\$220,000	123
\$250,000 - \$299,999	32	\$8,754,017	\$273,563	\$270,500	133
\$300,000 - \$349,999	17	\$5,481,779	\$322,458	\$325,000	130
\$350,000 - \$399,999	16	\$5,887,550	\$367,972	\$369,250	154
\$400,000 - \$449,999	4	\$1,693,000	\$423,250	\$422,500	271
\$450,000 - \$499,999	4	\$1,894,900	\$473,725	\$477,450	151
\$500,000 - \$549,999	1	\$530,050	\$530,050	\$530,050	74
Totals:	390	\$68,694,060			
Averages:			\$176,139	\$164,150	117

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