

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	May, 2017	May, 2018	PERCENT CHANGE
Residential property sales*	90	98	8.9%
Residential total dollar volume*	\$14,955,533	\$17,423,050	16.5%
Average residential sales price*	\$166,173	\$177,786	7.0%
Median residential sales price*	\$163,500	\$158,750	-2.9%
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 \$177,786 for May 2018, up 7.0 percent versus May 2017 when it was \$166,173.

The median price of residential homes for May 2018 was \$158,750, versus May 2017 when it was \$163,500, a decrease of 2.9 percent.

Total sales of residential homes in Victoria MLS for May 2018 was 98, 8.9 percent (8 homes) more than May 2017.

The average Days on Market for residential homes for May 2018 was 118, 2.5 percent shorter than May 2017.

Total building permits for Victoria city limits for May 2018 was 5, versus May 2017 when the number of permits was 1, an increase of 400.0 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.

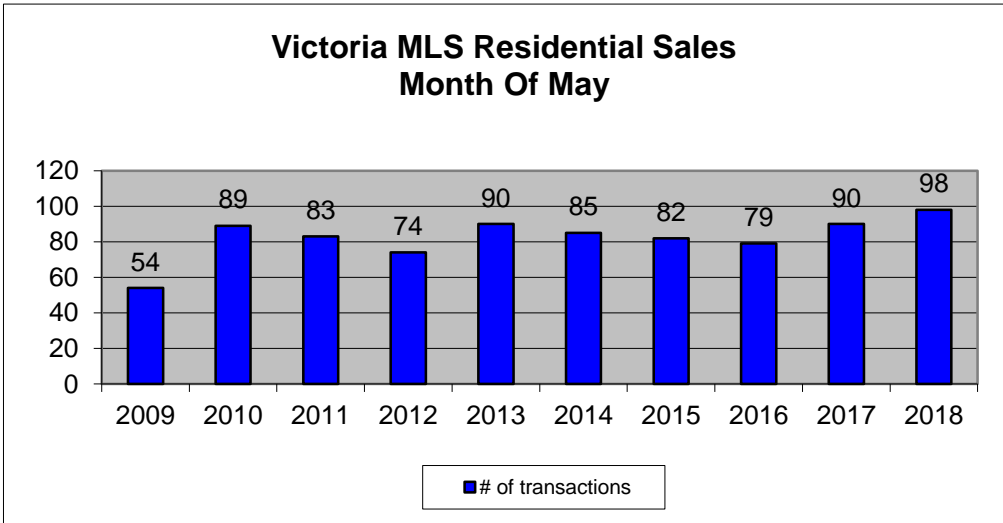
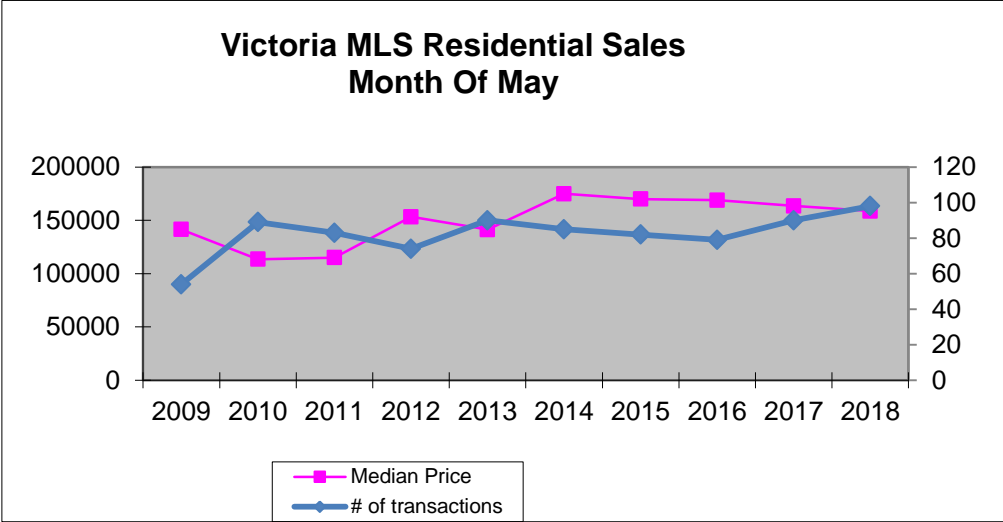
Information Herein Deemed Reliable but Not Guaranteed
and does Not reflect all transactions in the market.

Source: Victoria Multiple Listing Service

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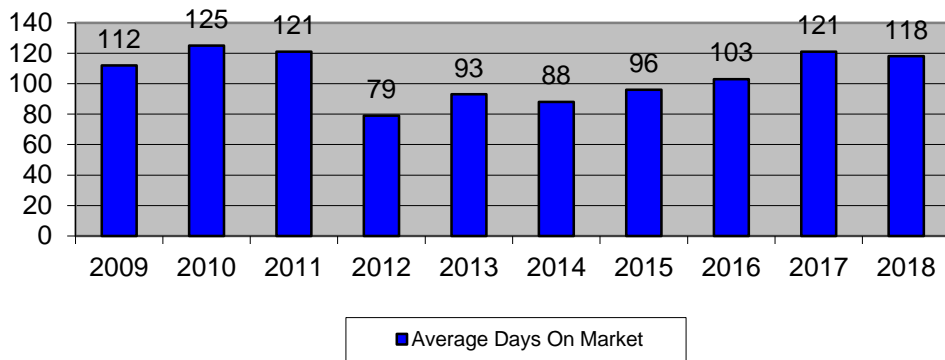
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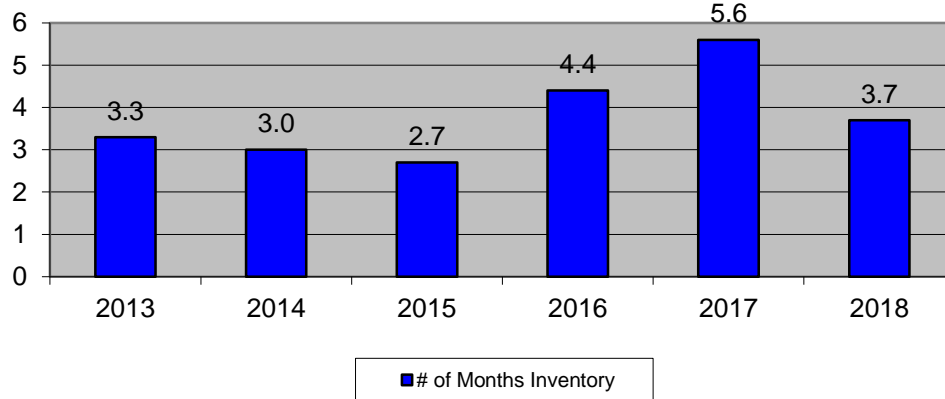
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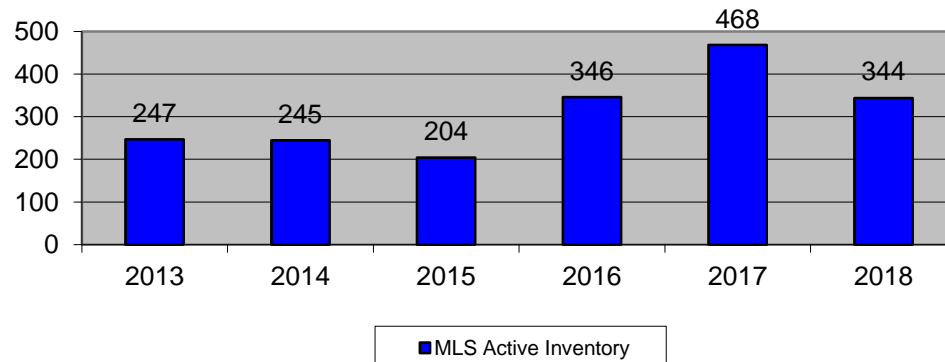
Victoria MLS Residential Sales Month Of May



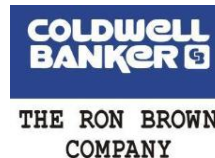
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - May Inventory



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**Victoria MLS Sales
Residential
Month of 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 DOM</u>
\$0 - \$49,999	7	\$287,500	\$41,071	\$42,500	129
\$50,000 - \$99,999	9	\$674,500	\$74,944	\$75,000	93
\$100,000 - \$149,999	24	\$3,049,600	\$127,067	\$131,000	76
\$150,000 - \$199,999	31	\$5,297,500	\$170,887	\$167,000	115
\$200,000 - \$249,999	9	\$2,035,000	\$226,111	\$229,900	142
\$250,000 - \$299,999	6	\$1,665,450	\$277,575	\$280,250	215
\$300,000 - \$349,999	3	\$967,500	\$322,500	\$327,500	97
\$350,000 - \$399,999	7	\$2,586,000	\$369,429	\$370,000	171
\$400,000 - \$449,999	1	\$400,000	\$400,000	\$400,000	327
\$450,000 - \$499,999	1	\$460,000	\$460,000	\$460,000	92
Totals:	98	\$17,423,050			
Averages:			\$177,786	\$158,750	118

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