

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	April, 2018	May, 2018	PERCENT CHANGE
Residential property sales*	104	98	-5.8%
Residential total dollar volume*	\$18,538,657	\$17,423,050	-6.0%
Average residential sales price*	\$178,256	\$177,786	-0.3%
Median residential sales price*	\$170,000	\$158,750	-6.6%
Total active listings end of month*	318	344	8.2%
Months inventory*	4.0	3.7	-7.5%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$177,786 for the month of May, down 0.3 percent versus the month of April when it was \$178,256.

The median price of residential homes for the month of May was \$158,750, versus April when it was \$170,000, a decrease of 6.6 percent.

Total sales of residential homes in Victoria MLS for May was 98, 5.8 percent (6 homes) less than April.

The average Days on Market for residential homes for the month of May was 118, 5.4 percent longer than the month of April.

Total building permits for Victoria city limits for May was 5, the same as the month of April.

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 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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**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 Days On Market</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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Source: Victoria Multiple Listing Service

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**Victoria MLS Active Listings
Residential
May 31, 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	6	\$257,985	\$42,998	\$45,000	102
\$50,000 - \$99,999	39	\$3,098,650	\$79,453	\$80,000	102
\$100,000 - \$149,999	40	\$5,084,869	\$127,122	\$128,900	56
\$150,000 - \$199,999	69	\$12,186,217	\$176,612	\$179,500	98
\$200,000 - \$249,999	58	\$13,087,352	\$225,644	\$224,925	126
\$250,000 - \$299,999	42	\$11,617,846	\$276,615	\$274,900	120
\$300,000 - \$349,999	23	\$7,523,385	\$327,104	\$329,500	86
\$350,000 - \$399,999	34	\$12,901,674	\$379,461	\$379,000	164
\$400,000 - \$449,999	8	\$3,402,883	\$425,360	\$424,950	227
\$450,000 - \$499,999	5	\$2,359,800	\$471,960	\$465,000	78
\$500,000 - \$549,999	6	\$3,238,685	\$539,781	\$544,443	101
\$550,000 - \$599,999	4	\$2,324,800	\$581,200	\$575,000	169
\$600,000 - \$649,999	1	\$649,000	\$649,000	\$649,000	139
\$650,000 - \$699,999	4	\$2,768,000	\$692,000	\$697,000	88
\$750,000 - \$799,999	1	\$795,000	\$795,000	\$795,000	81
\$800,000 - \$849,999	1	\$829,900	\$829,900	\$829,900	302
\$850,000 - \$899,999	2	\$1,767,400	\$883,700	\$883,700	25
\$1,950,000 - \$1,999,999	1	\$1,998,900	\$1,998,900	\$1,998,900	394
Totals:	344	\$85,892,346			
Averages:			\$249,687	\$214,893	111

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