

# THE SWEARINGEN REPORT

## VICTORIA MLS



### Current Observations:

For some time we have anticipated prices of single family homes to trend up. The primary reason is a reduction in inventory, lack of new construction, and continued demand in the mid to lower price points.

Through the first seven months we have experienced a modest increase in number of sales as well as median price and average price. This is accompanied by a significant decrease in inventory of existing homes for sale.

New home construction continues to lag. Permits for the city fiscal year ending September 30 may well be below 70 total for the year.

A positive note is that we are beginning to see a few more sales above the \$400,000 point. Hopefully, this will continue and help balance our market.

For more information, contact Lee Swearingen/President

lees@ronbrown.com

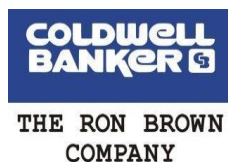
(361) 575-1446

Offices in Victoria, Rockport, Ingleside, Cuero, Wharton, and Columbus, Texas.

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and does Not reflect all transactions in the market.

Source: Victoria Multiple Listing Service

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# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>12 Months Ending July, 2017</b>	<b>12 Months Ending July, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	931	969	4.1%
Residential total dollar volume*	\$168,012,893	\$174,644,353	3.9%
Average residential sales price*	\$180,465	\$180,232	-0.1%
Median residential sales price*	\$165,000	\$165,000	0.0%
Total active listings end of month	504	370	-26.6%
Months inventory*	5.8	3.7	-36.2%

\*This figure refers to the residential homes market.

### Residential Homes Update

The average sales price for residential homes was \$180,232 for the twelve months ending July, 2018, down 0.1 percent versus the same period ending July, 2017 when it was \$180,465.

The median price of residential homes for the twelve months ending July, 2018 was \$165,000, up 0.0 percent versus the same period 2017, when it was \$165,000.

Total sales of residential homes in Victoria MLS for the twelve months ending July, 2018 was 969, 4.1 percent (38 homes) more than the same period in 2017.

The average Days on Market for residential homes for the twelve months ending July 2018 was 117, 3.5 percent longer than the same period 2017.

Total building permits for Victoria city limits for the twelve months ending July 2018 were 71, up 51.1 percent compared to the same period 2017 when the number of permits was 47.

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.

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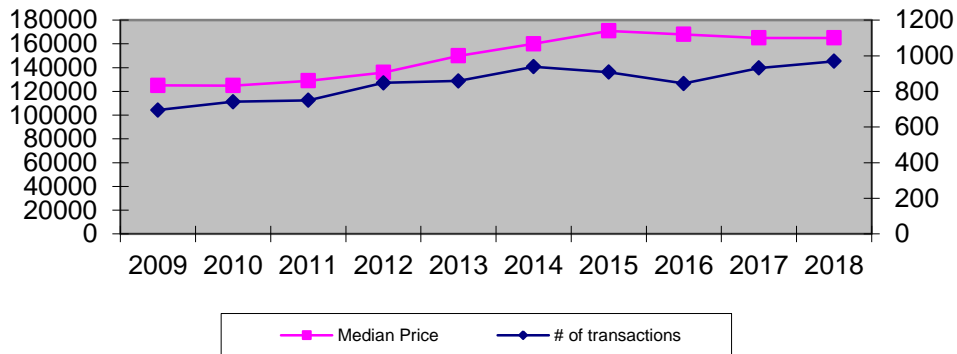
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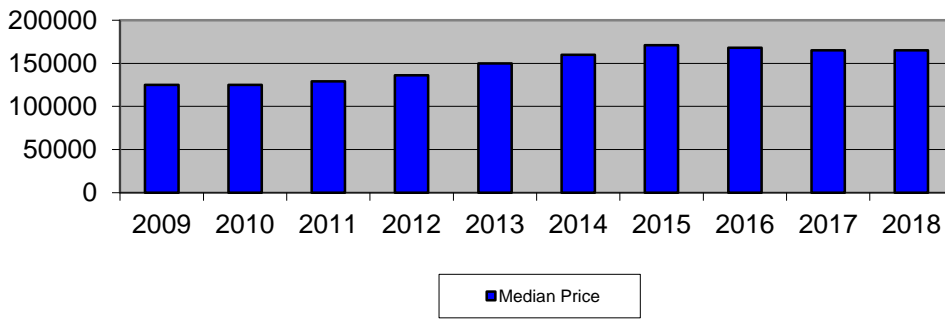


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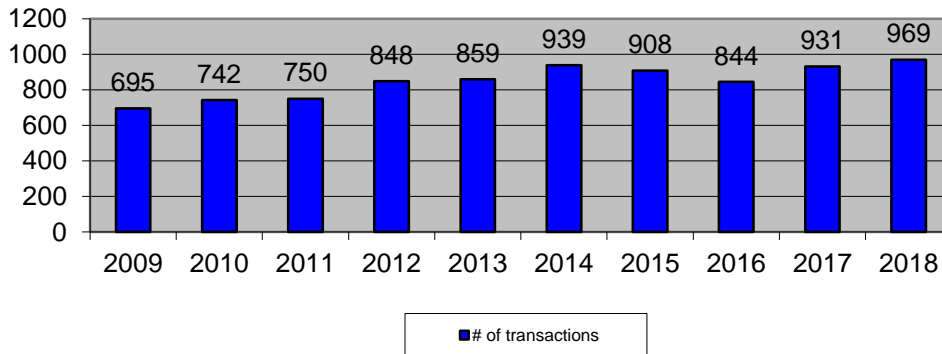
### Victoria MLS Residential Sales 12 Months Ending July



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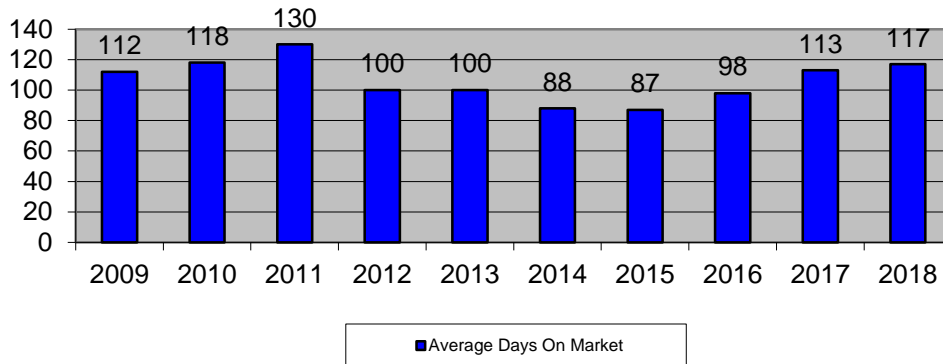
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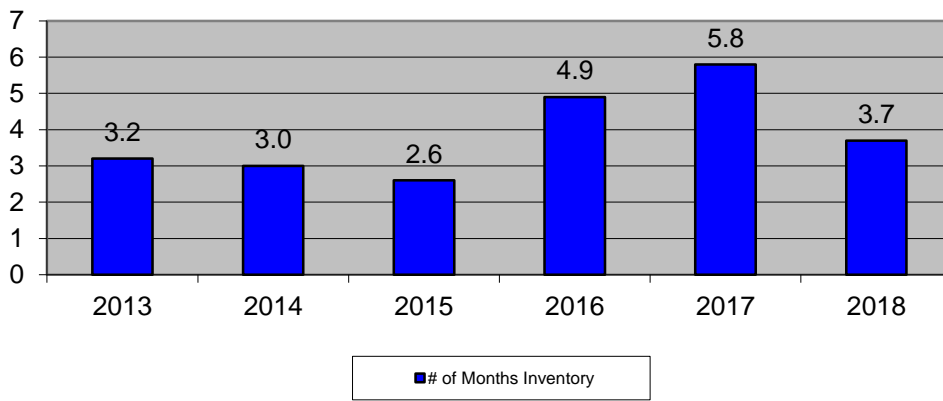
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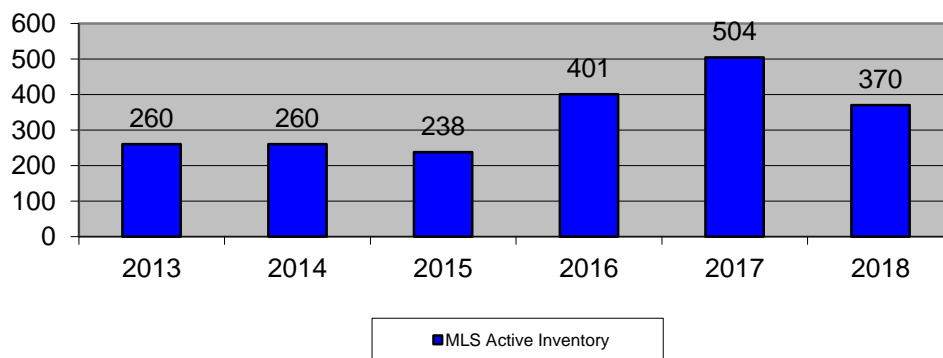
### Victoria MLS Residential Sales 12 Months Ending July



### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - July Inventory



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**Victoria MLS Sales  
Residential  
12 Months Ending July, 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	56	\$1,877,575	\$33,528	\$36,000	106
\$50,000 - \$99,999	124	\$8,975,449	\$72,383	\$72,250	118
\$100,000 - \$149,999	221	\$28,348,192	\$128,272	\$130,000	99
\$150,000 - \$199,999	255	\$44,152,497	\$173,147	\$172,010	109
\$200,000 - \$249,999	128	\$28,481,958	\$222,515	\$221,130	123
\$250,000 - \$299,999	81	\$22,196,842	\$274,035	\$275,000	154
\$300,000 - \$349,999	39	\$12,620,079	\$323,592	\$325,000	128
\$350,000 - \$399,999	33	\$12,239,850	\$370,905	\$368,500	147
\$400,000 - \$449,999	14	\$5,984,967	\$427,498	\$425,000	194
\$450,000 - \$499,999	9	\$4,206,894	\$467,433	\$460,000	111
\$500,000 - \$549,999	3	\$1,560,050	\$520,017	\$520,000	185
\$550,000 - \$599,999	1	\$575,000	\$575,000	\$575,000	100
\$600,000 - \$649,999	3	\$1,884,000	\$628,000	\$635,000	114
\$700,000 - \$749,999	1	\$700,000	\$700,000	\$700,000	70
\$800,000 - \$849,999	1	\$841,000	\$841,000	\$841,000	240
Totals:	969	\$174,644,353			
Averages:			\$180,232	\$165,000	117

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