

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>Jan-July, 2017</b>	<b>Jan-July, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	559	596	6.6%
Residential total dollar volume*	\$97,173,777	\$108,661,458	11.8%
Average residential sales price*	\$173,835	\$182,318	4.9%
Median residential sales price*	\$160,000	\$165,500	3.4%
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 \$182,318 for January thru July, 2018, up 4.9 percent versus the same period last year when it was \$173,835.

The median price of residential homes for January thru July, 2018 was \$165,500, versus the same period last year when it was \$160,000, an increase of 3.4 percent.

Total sales of residential homes in Victoria MLS for January thru July, 2018 was 596, 6.6 percent (37 homes) more than the same period last year.

The average Days on Market for residential homes for January thru July, 2018 was 112, 1.75 percent shorter than the same period 2017.

Total building permits January thru July, 2018 for Victoria city limits were 45, up 45.2 percent compared to the same period 2017 when the number of permits was 31.

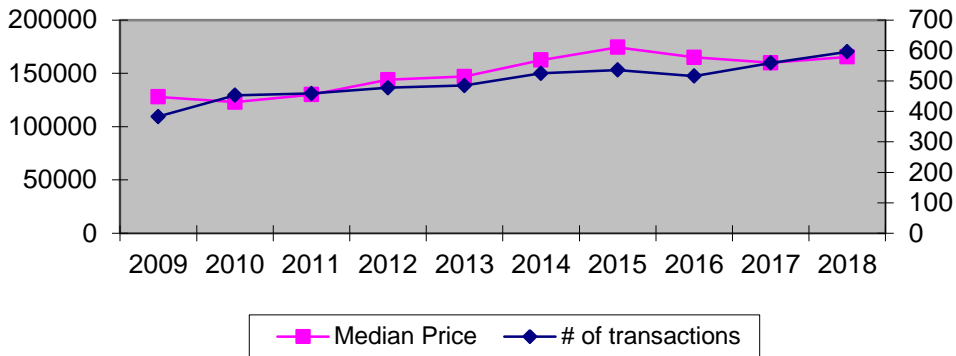
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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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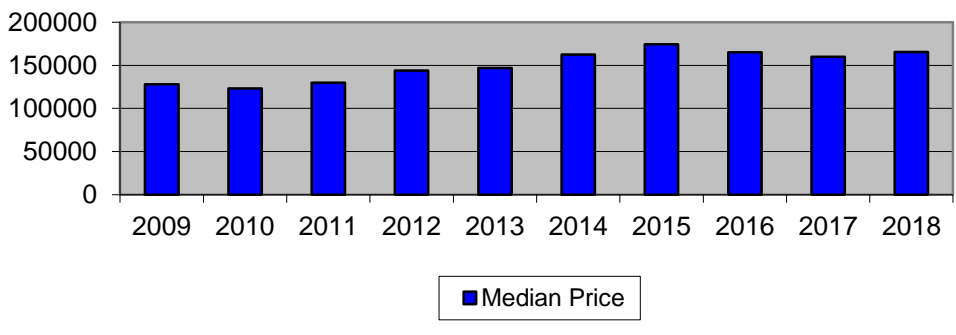


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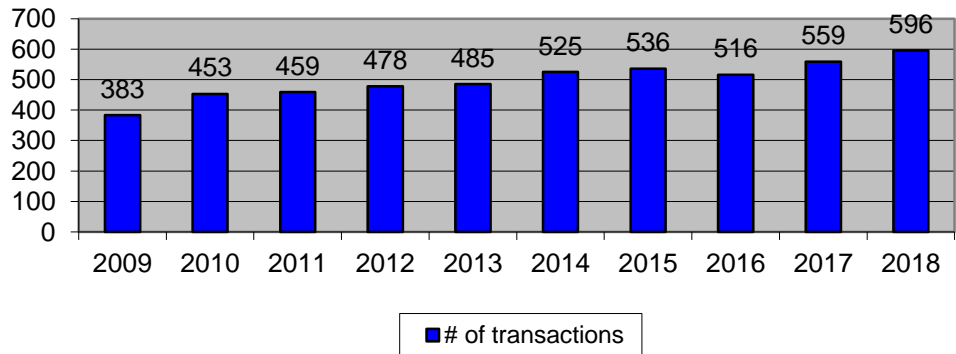
### Victoria MLS Residential Sales January Thru July



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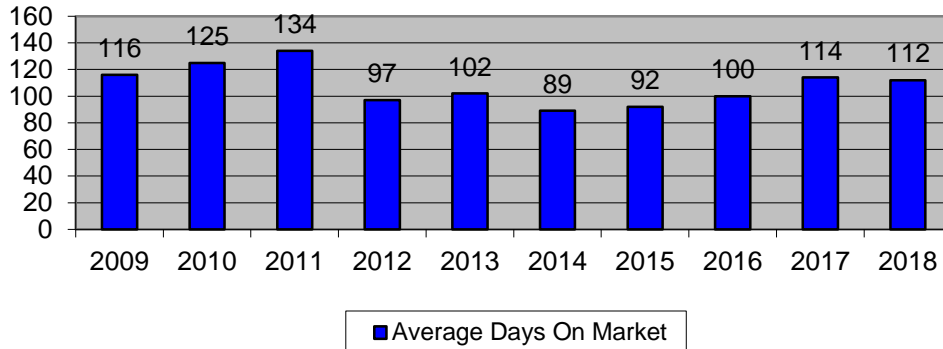
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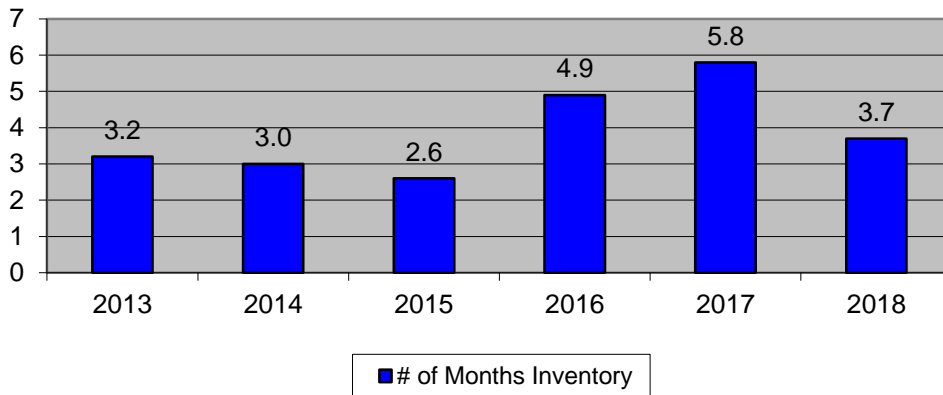
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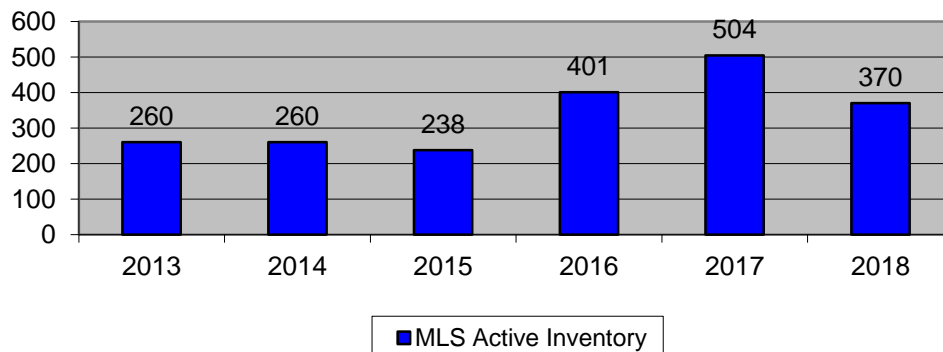
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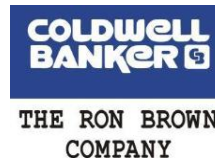
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - July Inventory



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**Victoria MLS Sales  
Residential  
Jan thru 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 Days On Market</u>
\$0 - \$49,999	35	\$1,185,175	\$33,862	\$36,500	94
\$50,000 - \$99,999	73	\$5,150,069	\$70,549	\$70,000	113
\$100,000 - \$149,999	130	\$16,684,895	\$128,345	\$132,030	94
\$150,000 - \$199,999	168	\$29,175,357	\$173,663	\$172,950	102
\$200,000 - \$249,999	69	\$15,242,040	\$220,899	\$220,000	128
\$250,000 - \$299,999	50	\$13,682,876	\$273,658	\$272,500	136
\$300,000 - \$349,999	27	\$8,664,679	\$320,914	\$325,000	127
\$350,000 - \$399,999	23	\$8,478,450	\$368,628	\$368,500	137
\$400,000 - \$449,999	9	\$3,838,967	\$426,552	\$420,000	217
\$450,000 - \$499,999	5	\$2,349,900	\$469,980	\$475,000	137
\$500,000 - \$549,999	2	\$1,050,050	\$525,025	\$525,025	260
\$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
Totals:	596	\$108,661,458			
Averages:			\$182,318	\$165,500	112

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