

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>July, 2017</b>	<b>July, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	84	110	31.0%
Residential total dollar volume*	\$17,372,600	\$21,158,812	21.8%
Average residential sales price*	\$206,817	\$192,353	-7.0%
Median residential sales price*	\$178,700	\$159,950	-10.5%
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 \$192,353 for July 2018, down 7.0 percent versus July 2017 when it was \$206,817.

The median price of residential homes for July 2018 was \$159,950, versus July 2017 when it was \$178,700, a decrease of 10.5 percent.

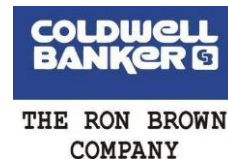
Total sales of residential homes in Victoria MLS for July 2018 was 110, 31.0 percent (26 homes) more than July 2017.

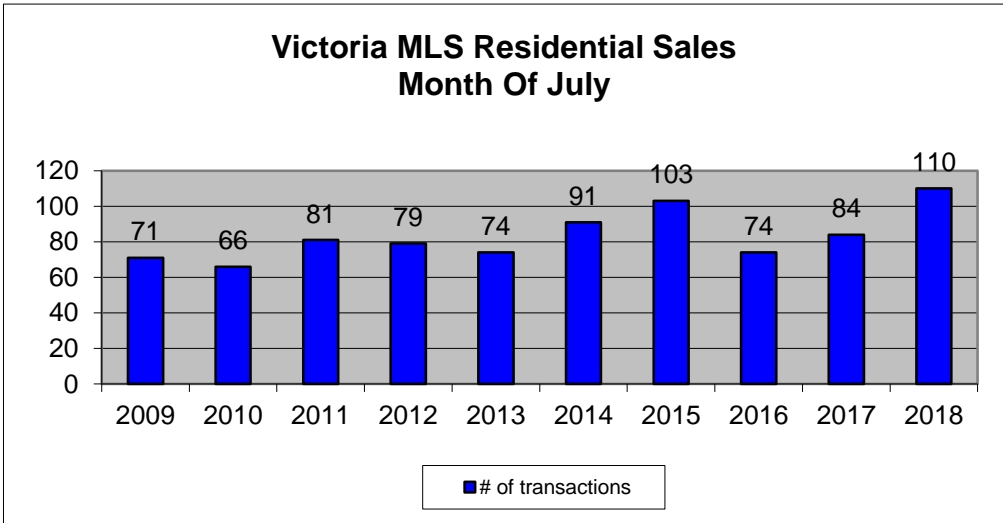
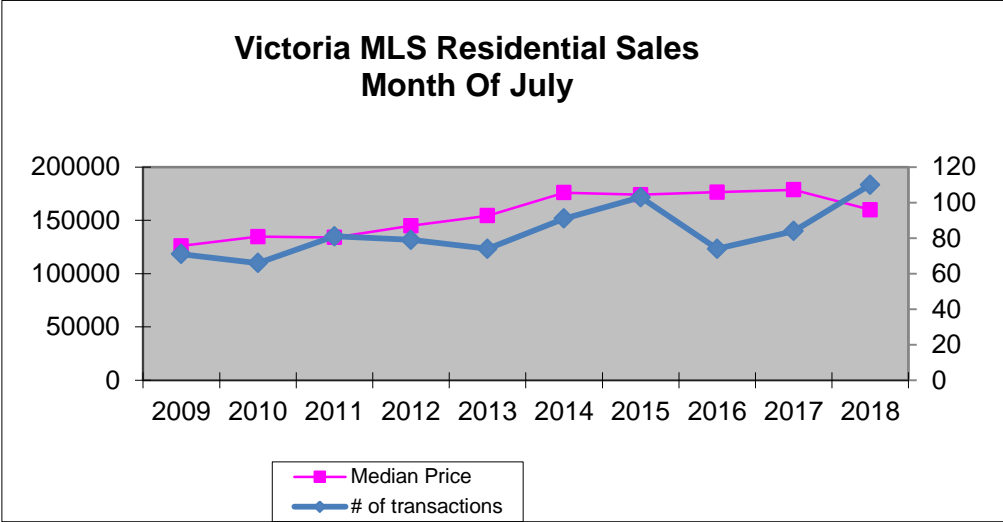
The average Days on Market for residential homes for July 2018 was 98, 7.6 percent shorter than July 2017.

Total building permits for Victoria city limits for July 2018 was 8, versus July 2017 when the number of permits was 7, an increase of 14.3 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.

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and does Not reflect all transactions in the market.  
Source: Victoria Multiple Listing Service  
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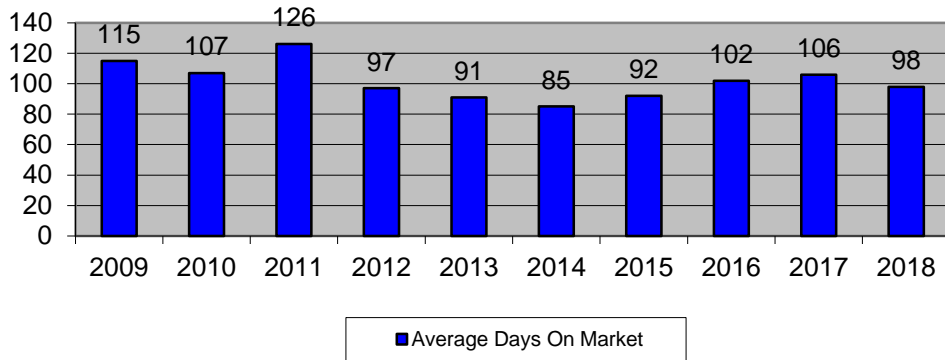




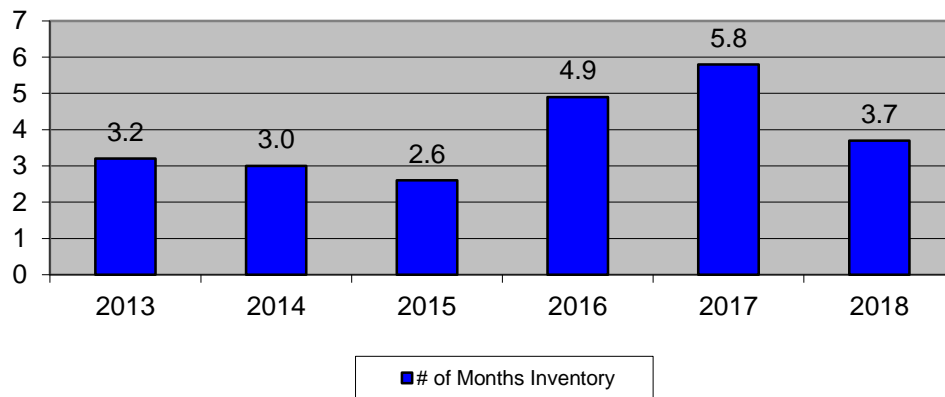
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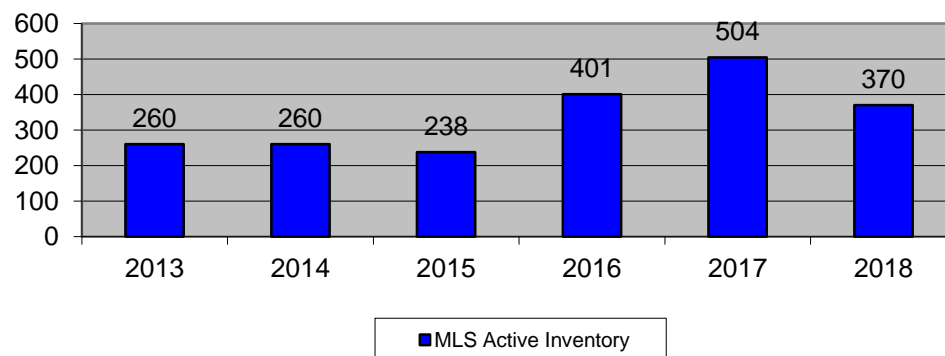
### Victoria MLS Residential Sales Month Of July



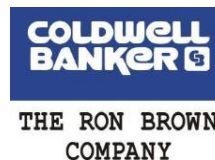
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - July Inventory



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**Victoria MLS Sales  
Residential  
Month of 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	5	\$114,850	\$22,970	\$19,350	47
\$50,000 - \$99,999	12	\$752,974	\$62,748	\$61,487	109
\$100,000 - \$149,999	29	\$3,701,200	\$127,628	\$133,000	73
\$150,000 - \$199,999	33	\$5,709,221	\$173,007	\$175,900	80
\$200,000 - \$249,999	6	\$1,341,900	\$223,650	\$222,500	97
\$250,000 - \$299,999	7	\$1,907,700	\$272,529	\$284,500	143
\$300,000 - \$349,999	5	\$1,593,900	\$318,780	\$320,000	141
\$350,000 - \$399,999	5	\$1,850,900	\$370,180	\$365,000	119
\$400,000 - \$449,999	3	\$1,276,167	\$425,389	\$420,000	279
\$450,000 - \$499,999	1	\$455,000	\$455,000	\$455,000	83
\$500,000 - \$549,999	1	\$520,000	\$520,000	\$520,000	446
\$600,000 - \$649,999	2	\$1,235,000	\$617,500	\$617,500	96
\$700,000 - \$749,999	1	\$700,000	\$700,000	\$700,000	70
Totals:	110	\$21,158,812			
Averages:			\$192,353	\$159,950	98

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