

THE SWEARINGEN REPORT

VICTORIA MLS



| ALL CATEGORIES | June, 2018 | July, 2018 | PERCENT CHANGE |
|-------------------------------------|-------------------|-------------------|-----------------------|
| Residential property sales* | 95 | 110 | 15.8% |
| Residential total dollar volume* | \$18,483,586 | \$21,158,812 | 14.5% |
| Average residential sales price* | \$194,564 | \$192,353 | -1.1% |
| Median residential sales price* | \$182,252 | \$159,950 | -12.2% |
| Total active listings end of month* | 343 | 370 | 7.9% |
| Months inventory* | 3.5 | 3.7 | 5.7% |

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$192,353 for the month of July, down 1.1 percent versus the month of June when it was \$194,564.

The median price of residential homes for the month of July was \$159,950, versus June when it was \$182,252, a decrease of 12.2 percent.

Total sales of residential homes in Victoria MLS for July was 110, 15.8 percent (15 homes) more than June.

The average Days on Market for residential homes for the month of July was 98, 8.4 percent shorter than the month of June.

Total building permits for Victoria city limits for July was 8, up 33.3 percent compared to June when the number of permits was 6.

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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**THE RON BROWN
COMPANY**

**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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**Victoria MLS Sales
Residential
Month of June, 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 | 3 | \$91,075 | \$30,358 | \$36,500 | 45 |
| \$50,000 - \$99,999 | 11 | \$724,900 | \$65,900 | \$60,000 | 94 |
| \$100,000 - \$149,999 | 17 | \$2,139,460 | \$125,851 | \$130,000 | 92 |
| \$150,000 - \$199,999 | 25 | \$4,402,091 | \$176,084 | \$171,950 | 97 |
| \$200,000 - \$249,999 | 18 | \$4,007,101 | \$222,617 | \$218,950 | 152 |
| \$250,000 - \$299,999 | 11 | \$3,021,159 | \$274,651 | \$275,000 | 139 |
| \$300,000 - \$349,999 | 4 | \$1,264,000 | \$316,000 | \$320,000 | 102 |
| \$350,000 - \$399,999 | 2 | \$740,000 | \$370,000 | \$370,000 | 54 |
| \$400,000 - \$449,999 | 2 | \$869,800 | \$434,900 | \$434,900 | 19 |
| \$550,000 - \$599,999 | 1 | \$575,000 | \$575,000 | \$575,000 | 100 |
| \$600,000 - \$649,999 | 1 | \$649,000 | \$649,000 | \$649,000 | 152 |
| Totals: | 95 | \$18,483,586 | | | |
| Averages: | | | \$194,564 | \$182,252 | 107 |

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and does Not reflect all transactions in the market.

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**THE RON BROWN
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**Victoria MLS Active Listings
Residential
July 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 | \$227,670 | \$37,945 | \$37,393 | 98 |
| \$50,000 - \$99,999 | 32 | \$2,552,015 | \$79,750 | \$79,750 | 94 |
| \$100,000 - \$149,999 | 48 | \$6,145,040 | \$128,022 | \$129,700 | 74 |
| \$150,000 - \$199,999 | 71 | \$12,457,126 | \$175,452 | \$174,900 | 86 |
| \$200,000 - \$249,999 | 72 | \$16,485,017 | \$228,959 | \$229,900 | 108 |
| \$250,000 - \$299,999 | 50 | \$13,810,156 | \$276,203 | \$274,950 | 101 |
| \$300,000 - \$349,999 | 22 | \$7,221,173 | \$328,235 | \$327,000 | 99 |
| \$350,000 - \$399,999 | 33 | \$12,521,589 | \$379,442 | \$379,900 | 171 |
| \$400,000 - \$449,999 | 5 | \$2,083,673 | \$416,735 | \$417,500 | 175 |
| \$450,000 - \$499,999 | 11 | \$5,222,000 | \$474,727 | \$474,500 | 112 |
| \$500,000 - \$549,999 | 5 | \$2,678,885 | \$535,777 | \$529,000 | 82 |
| \$550,000 - \$599,999 | 6 | \$3,463,800 | \$577,300 | \$575,000 | 79 |
| \$650,000 - \$699,999 | 4 | \$2,694,900 | \$673,725 | \$672,500 | 53 |
| \$750,000 - \$799,999 | 1 | \$785,000 | \$785,000 | \$785,000 | 143 |
| \$800,000 - \$849,999 | 3 | \$2,529,685 | \$843,228 | \$849,900 | 44 |
| \$850,000 - \$899,999 | 1 | \$899,000 | \$899,000 | \$899,000 | 38 |
| Totals: | 370 | \$91,776,729 | | | |
| Averages: | | | \$248,045 | \$222,000 | 101 |