

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>Jan-Aug, 2017</b>	<b>Jan-Aug, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	629	675	7.3%
Residential total dollar volume*	\$110,284,599	\$125,034,285	13.4%
Average residential sales price*	\$175,333	\$185,236	5.6%
Median residential sales price*	\$160,500	\$166,000	3.4%
Total active listings end of month*	482	360	-25.3%
Months inventory*	6.0	3.8	-36.7%

\*This figure refers to the residential homes market.

### Residential Homes Update

The average sales price for residential homes was \$185,236 for January thru August, 2018, up 5.6 percent versus the same period last year when it was \$175,333.

The median price of residential homes for January thru August, 2018 was \$166,000, versus the same period last year when it was \$160,500, an increase of 3.4 percent.

Total sales of residential homes in Victoria MLS for January thru August, 2018 was 675, 7.3 percent (46 homes) more than the same period last year.

The average Days on Market for residential homes for January thru August, 2018 was 114, 1.75 no change from the same period 2017.

Total building permits January thru August, 2018 for Victoria city limits were 51, up 50.0 percent compared to the same period 2017 when the number of permits was 34.

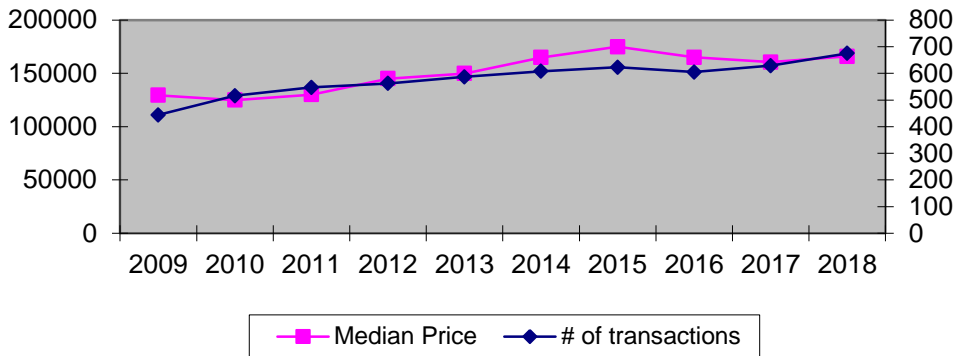
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

Information Herein Deemed Reliable but Not Guaranteed  
and does Not reflect all transactions in the market.  
Source: Victoria Multiple Listing Service  
© Copyright 2018

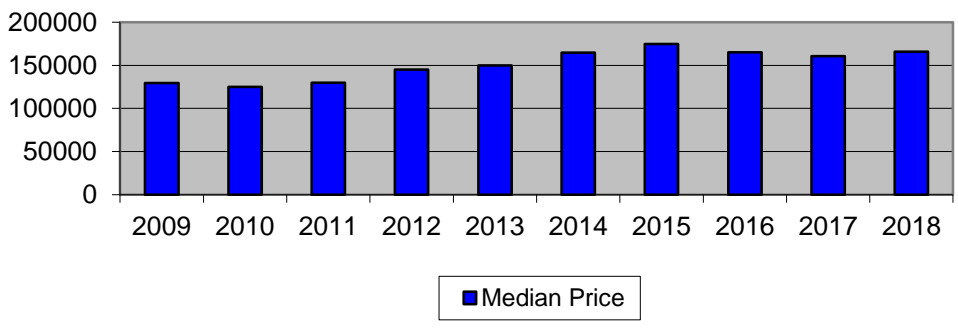


**THE RON BROWN  
COMPANY**

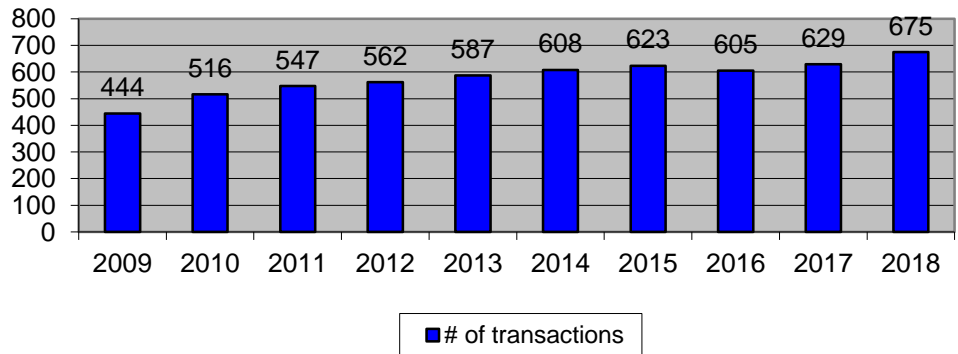
### Victoria MLS Residential Sales January Thru August



### Victoria MLS Residential Sales January Thru August



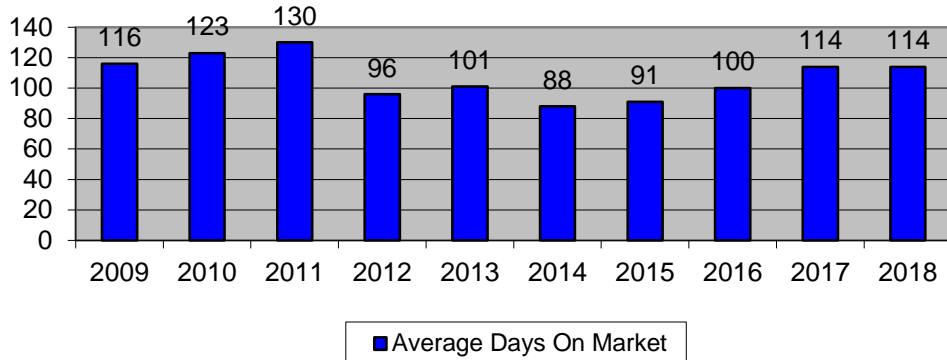
### Victoria MLS Residential Sales January Thru August



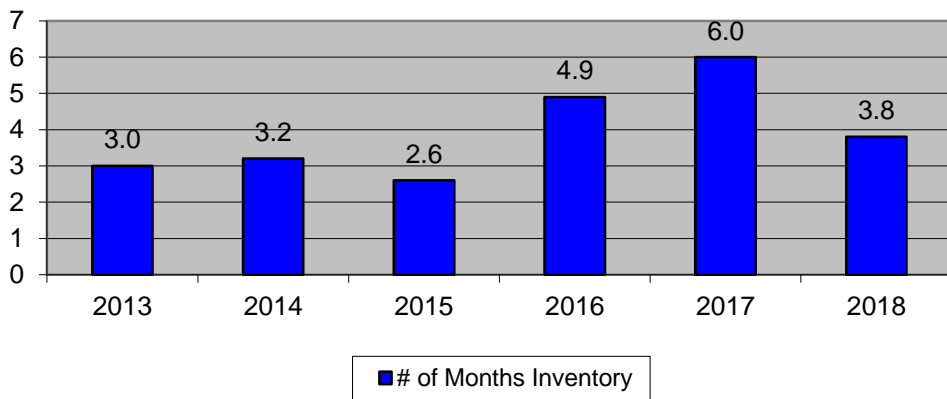
Information Herein Deemed Reliable but Not Guaranteed  
and does Not reflect all transactions in the market.  
Source: Victoria Multiple Listing Service  
© Copyright 2018



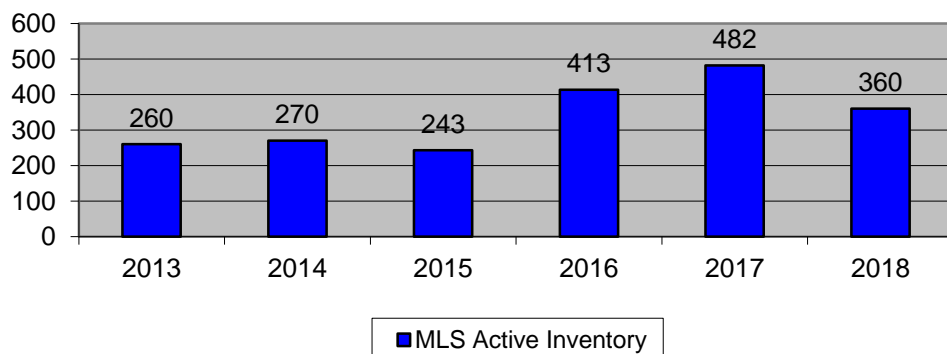
### Victoria MLS Residential Sales January Thru August



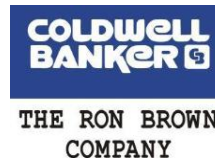
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - August Inventory



Information Herein Deemed Reliable but Not Guaranteed  
and does Not reflect all transactions in the market.  
Source: Victoria Multiple Listing Service  
© Copyright 2018



**Victoria MLS Sales  
Residential  
Jan thru August, 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	38	\$1,259,375	\$33,141	\$35,500	96
\$50,000 - \$99,999	84	\$6,006,569	\$71,507	\$70,000	118
\$100,000 - \$149,999	149	\$19,129,845	\$128,388	\$132,500	93
\$150,000 - \$199,999	190	\$33,065,602	\$174,029	\$173,250	100
\$200,000 - \$249,999	77	\$17,039,329	\$221,290	\$220,000	134
\$250,000 - \$299,999	56	\$15,325,876	\$273,676	\$272,500	131
\$300,000 - \$349,999	28	\$8,964,679	\$320,167	\$324,500	136
\$350,000 - \$399,999	26	\$9,568,850	\$368,033	\$366,450	147
\$400,000 - \$449,999	10	\$4,265,210	\$426,521	\$423,122	227
\$450,000 - \$499,999	7	\$3,279,900	\$468,557	\$475,000	118
\$500,000 - \$549,999	3	\$1,595,050	\$531,683	\$530,050	369
\$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
\$750,000 - \$799,999	1	\$775,000	\$775,000	\$775,000	82
\$1,600,000 - \$1,649,999	1	\$1,600,000	\$1,600,000	\$1,600,000	461
Totals:	675	\$125,034,285			
Averages:			\$185,236	\$166,000	114

Information Herein Deemed Reliable but Not Guaranteed  
and does Not reflect all transactions in the market.

Source: Victoria Multiple Listing Service

© Copyright 2018



THE RON BROWN  
COMPANY