

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	August, 2017	August, 2018	PERCENT CHANGE
Residential property sales*	70	76	8.6%
Residential total dollar volume*	\$13,110,822	\$15,891,332	21.2%
Average residential sales price*	\$187,297	\$209,096	11.6%
Median residential sales price*	\$167,030	\$169,200	1.3%
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 \$209,096 for August 2018, up 11.6 percent versus August 2017 when it was \$187,297.

The median price of residential homes for August 2018 was \$169,200, versus August 2017 when it was \$167,030, an increase of 1.3 percent.

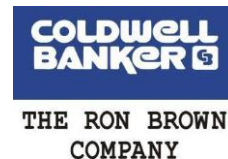
Total sales of residential homes in Victoria MLS for August 2018 was 76, 8.6 percent (6 homes) more than August 2017.

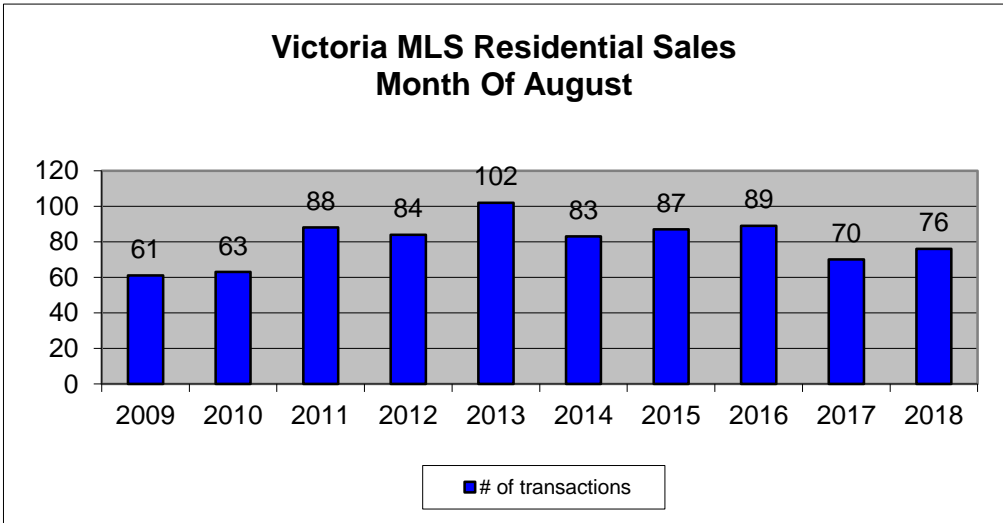
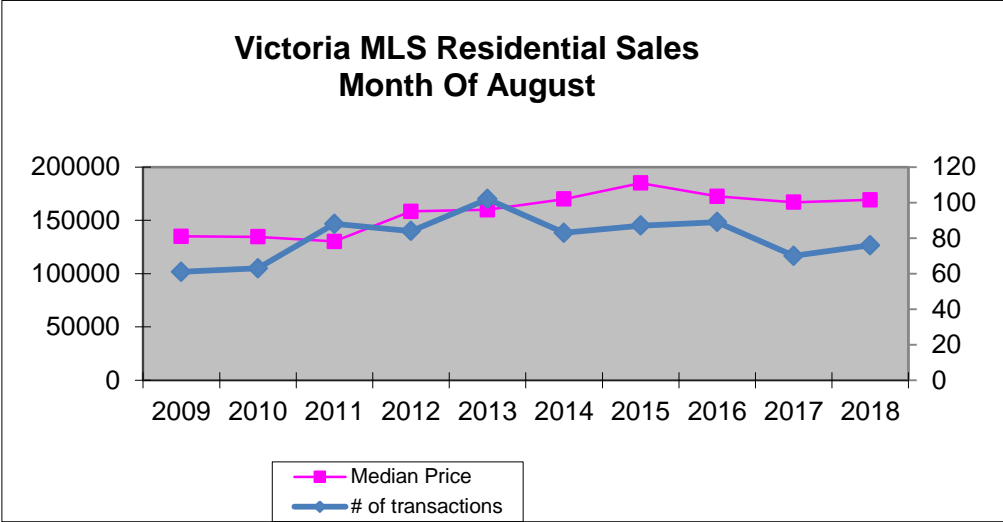
The average Days on Market for residential homes for August 2018 was 127, 12.4 percent longer than August 2017.

Total building permits for Victoria city limits for August 2018 was 6, versus August 2017 when the number of permits was 3, an increase of 100.0 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.

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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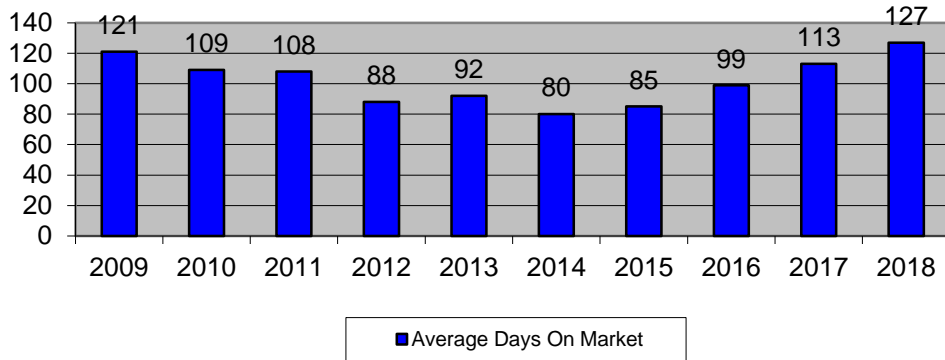




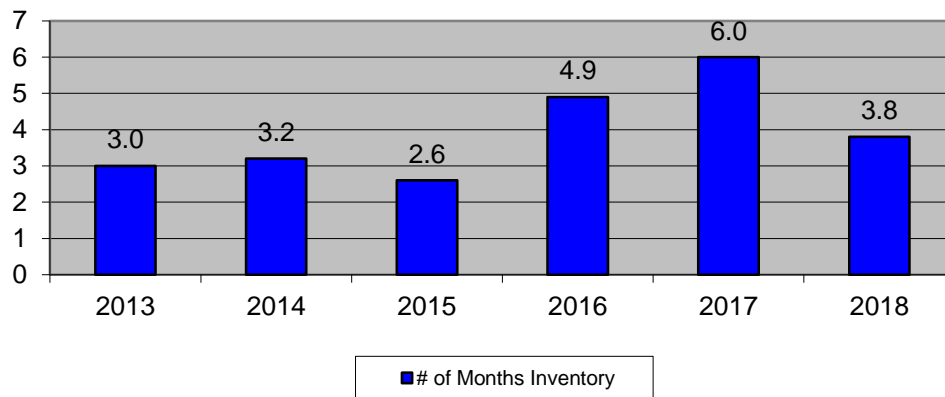
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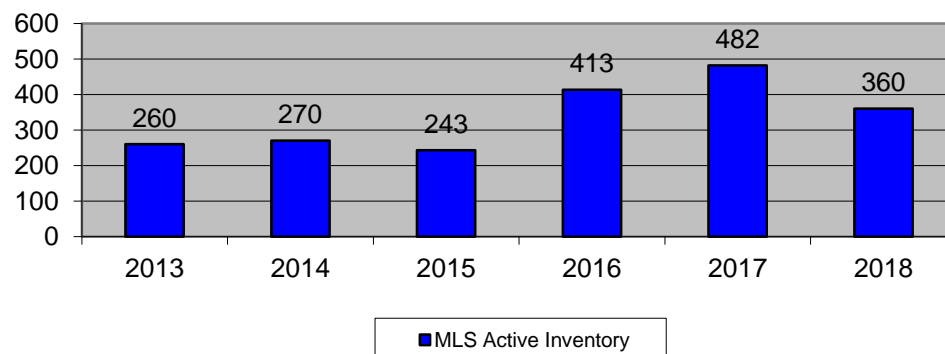
Victoria MLS Residential Sales Month Of August



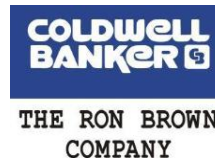
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - August Inventory



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**Victoria MLS Sales
Residential
Month of 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 DOM</u>
\$0 - \$49,999	3	\$74,200	\$24,733	\$28,000	123
\$50,000 - \$99,999	11	\$856,500	\$77,864	\$82,500	150
\$100,000 - \$149,999	17	\$2,163,450	\$127,262	\$132,500	69
\$150,000 - \$199,999	21	\$3,690,250	\$175,726	\$178,900	88
\$200,000 - \$249,999	8	\$1,797,289	\$224,661	\$223,500	179
\$250,000 - \$299,999	6	\$1,643,000	\$273,833	\$274,500	95
\$300,000 - \$349,999	1	\$300,000	\$300,000	\$300,000	383
\$350,000 - \$399,999	3	\$1,090,400	\$363,467	\$362,500	216
\$400,000 - \$449,999	1	\$426,243	\$426,243	\$426,243	320
\$450,000 - \$499,999	2	\$930,000	\$465,000	\$465,000	70
\$500,000 - \$549,999	1	\$545,000	\$545,000	\$545,000	589
\$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:	76	\$15,891,332			
Averages:			\$209,096	\$169,200	127

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COMPANY