

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>Jan-Sept, 2017</b>	<b>Jan-Sept, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	703	764	8.7%
Residential total dollar volume*	\$122,632,886	\$143,607,909	17.1%
Average residential sales price*	\$174,442	\$187,968	7.8%
Median residential sales price*	\$160,500	\$167,500	4.4%
Total active listings end of month*	443	357	-19.4%
Months inventory*	5.8	3.9	-32.8%

\*This figure refers to the residential homes market.

### Residential Homes Update

The average sales price for residential homes was \$187,968 for January thru September 2018, up 7.8 percent versus the same period last year when it was \$174,442.

The median price of residential homes for January thru September 2018 was \$167,500, versus the same period last year when it was \$160,500, an increase of 4.4 percent.

Total sales of residential homes in Victoria MLS for January thru September 2018 was 764, 8.7 percent (61 homes) more than the same period last year.

The average Days on Market for residential homes for January thru September 2018 was 110, 3.5 percent shorter than the same period 2017.

Total building permits January thru September 2018 for Victoria city limits were 54, up 38.5 percent compared to the same period 2017 when the number of permits was 39.

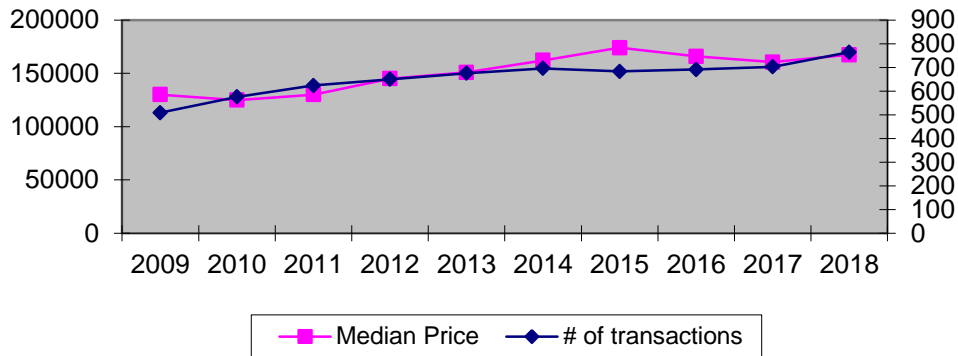
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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

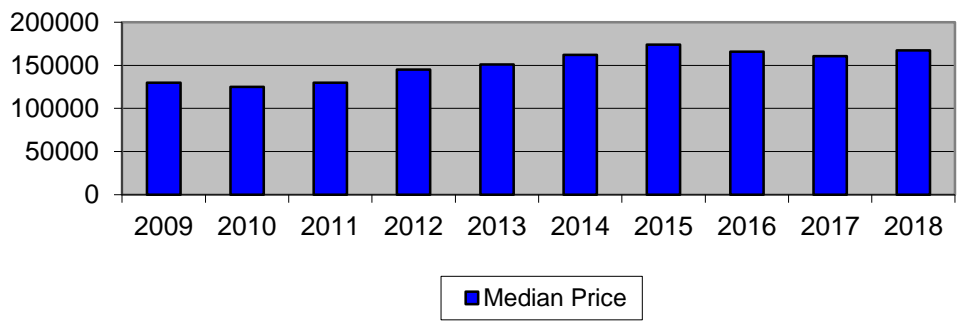


**THE RON BROWN  
COMPANY**

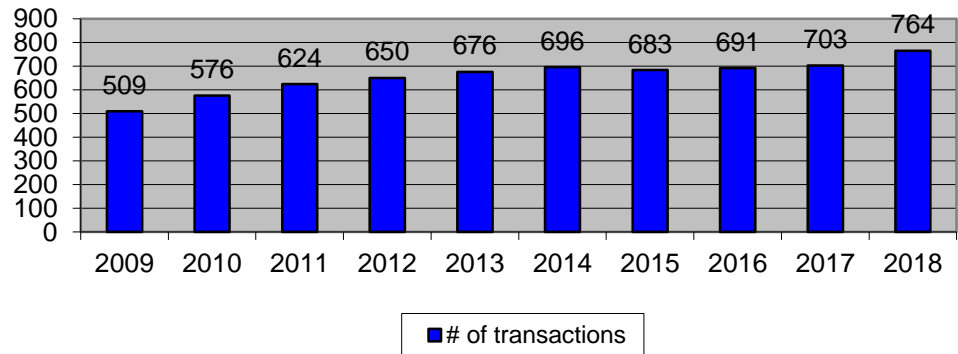
### Victoria MLS Residential Sales January Thru September



### Victoria MLS Residential Sales January Thru September



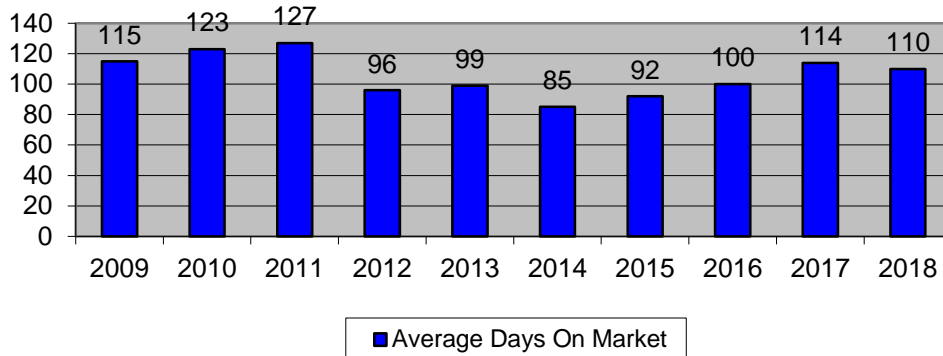
### Victoria MLS Residential Sales January Thru September



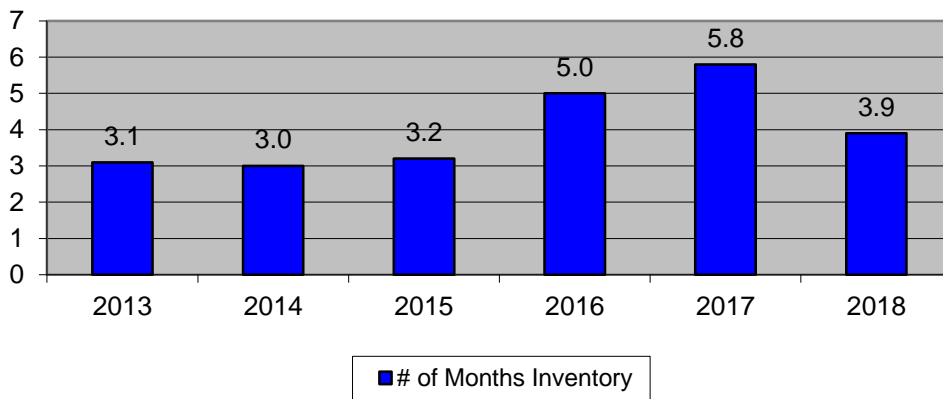
Information Herein Deemed Reliable but Not Guaranteed  
and does Not reflect all transactions in the market.  
Source: Victoria Multiple Listing Service  
© Copyright 2018



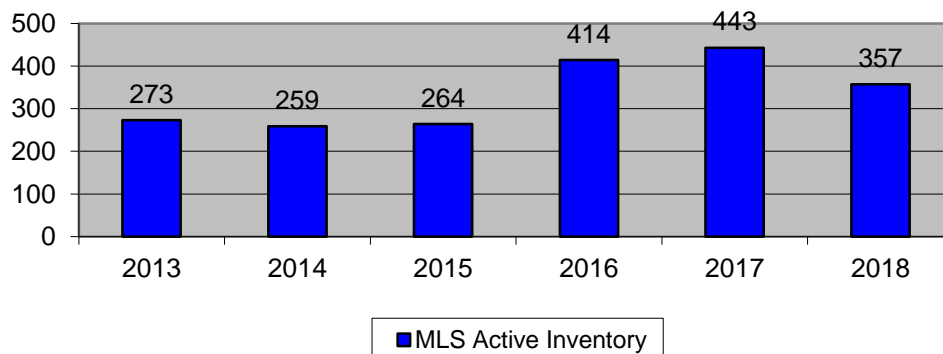
### Victoria MLS Residential Sales January Thru September



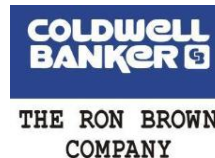
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - September 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 September, 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	42	\$1,349,260	\$32,125	\$33,693	92
\$50,000 - \$99,999	91	\$6,529,569	\$71,754	\$72,500	117
\$100,000 - \$149,999	159	\$20,421,145	\$128,435	\$132,060	90
\$150,000 - \$199,999	219	\$37,901,437	\$173,066	\$172,000	94
\$200,000 - \$249,999	93	\$20,598,175	\$221,486	\$220,000	126
\$250,000 - \$299,999	66	\$18,007,361	\$272,839	\$272,000	126
\$300,000 - \$349,999	33	\$10,539,079	\$319,366	\$324,000	128
\$350,000 - \$399,999	27	\$9,948,750	\$368,472	\$367,900	147
\$400,000 - \$449,999	13	\$5,501,283	\$423,176	\$419,900	224
\$450,000 - \$499,999	9	\$4,209,800	\$467,756	\$475,000	116
\$500,000 - \$549,999	3	\$1,595,050	\$531,683	\$530,050	369
\$550,000 - \$599,999	2	\$1,153,000	\$576,500	\$576,500	65
\$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
\$850,000 - \$899,999	1	\$895,000	\$895,000	\$895,000	60
\$1,600,000 - \$1,649,999	1	\$1,600,000	\$1,600,000	\$1,600,000	461
Totals:	764	\$143,607,909			
Averages:			\$187,968	\$167,500	110

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