

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	September, 2017	September, 2018	PERCENT CHANGE
Residential property sales*	74	87	17.6%
Residential total dollar volume*	\$12,348,287	\$18,263,624	47.9%
Average residential sales price*	\$166,869	\$209,927	25.8%
Median residential sales price*	\$154,500	\$179,885	16.4%
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 \$209,927 for September 2018, up 25.8 percent versus September 2017 when it was \$166,869.

The median price of residential homes for September 2018 was \$179,885, versus September 2017 when it was \$154,500, an increase of 16.4 percent.

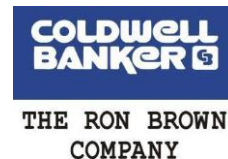
Total sales of residential homes in Victoria MLS for September 2018 was 87, 17.6 percent (13 homes) more than September 2017.

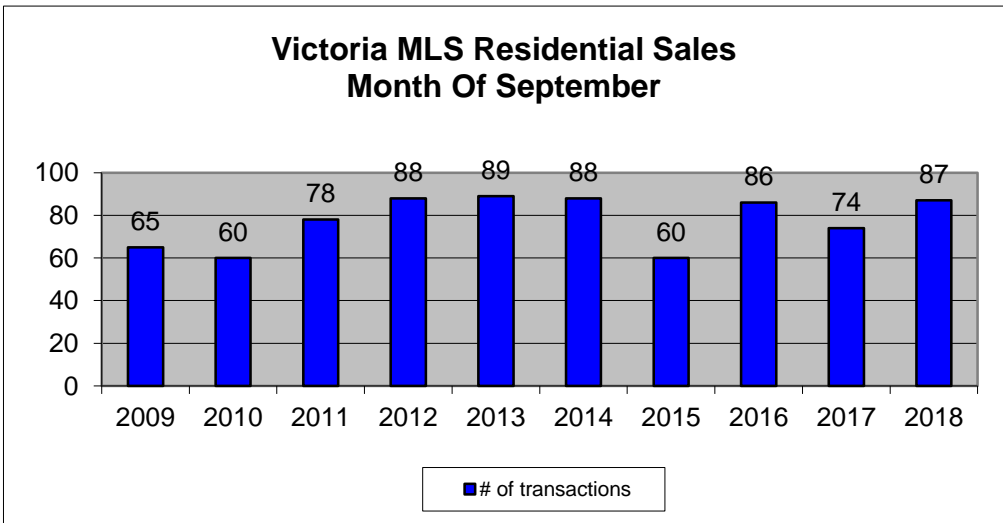
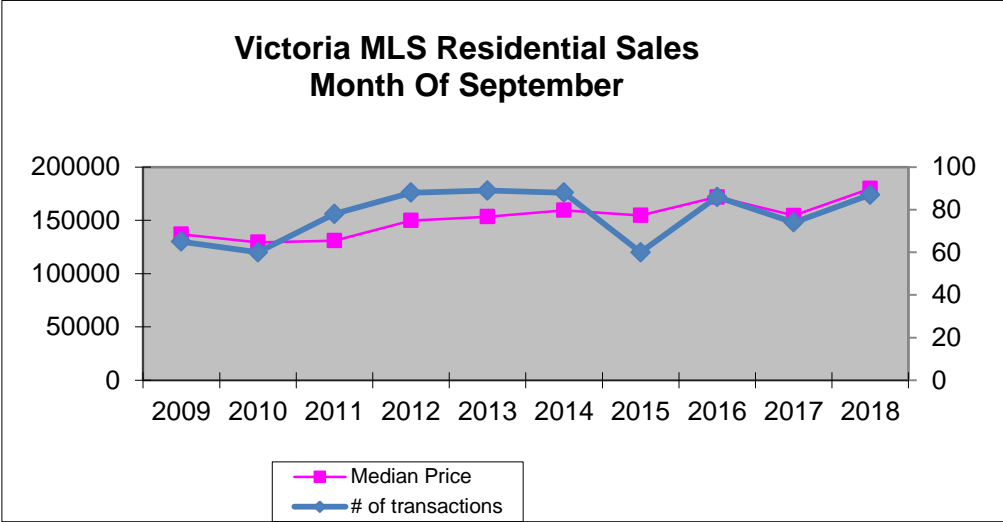
The average Days on Market for residential homes for September 2018 was 76, 35.0 percent shorter than September 2017.

Total building permits for Victoria city limits for September 2018 was 3, versus September 2017 when the number of permits was 5, a decrease of 40.0 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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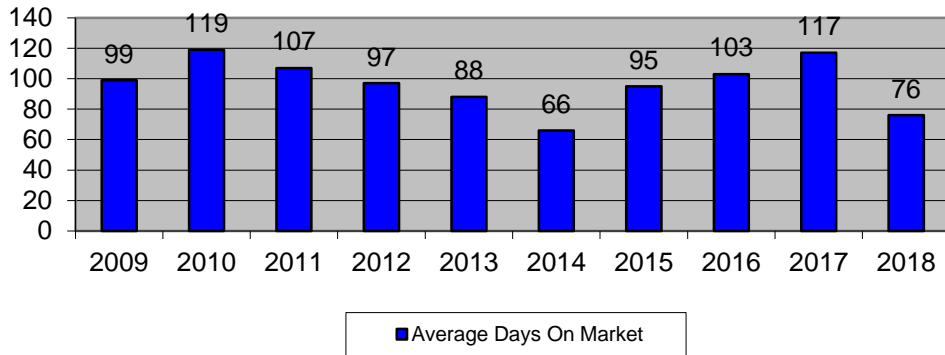




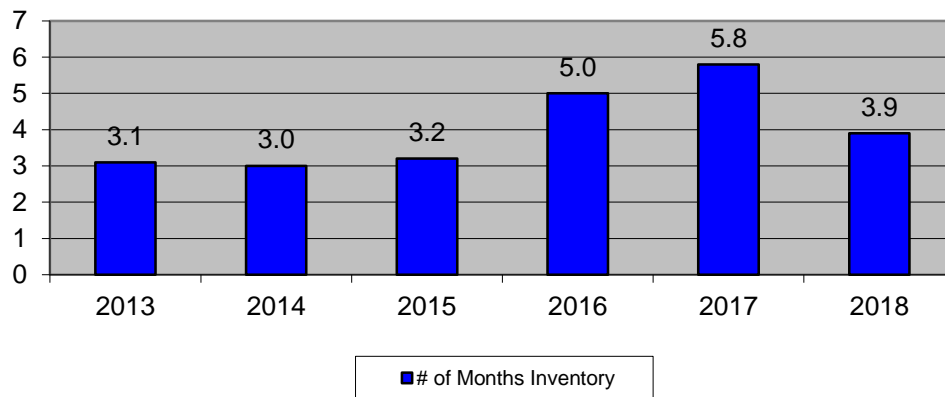
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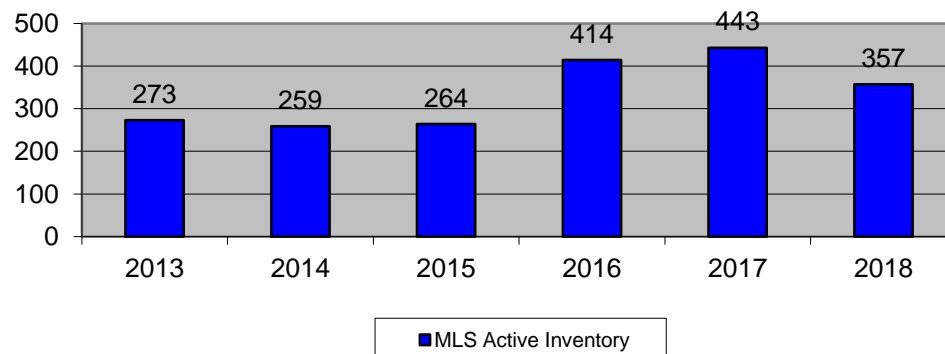
Victoria MLS Residential Sales Month Of September



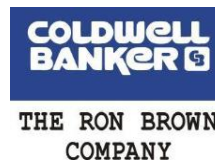
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - September Inventory



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**Victoria MLS Sales
Residential
Month of 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 DOM</u>
\$0 - \$49,999	4	\$89,885	\$22,471	\$25,000	51
\$50,000 - \$99,999	7	\$523,000	\$74,714	\$80,000	108
\$100,000 - \$149,999	9	\$1,166,300	\$129,589	\$131,000	42
\$150,000 - \$199,999	28	\$4,650,835	\$166,101	\$162,000	49
\$200,000 - \$249,999	16	\$3,558,846	\$222,428	\$220,450	89
\$250,000 - \$299,999	10	\$2,681,485	\$268,149	\$270,000	98
\$300,000 - \$349,999	5	\$1,574,400	\$314,880	\$309,500	86
\$350,000 - \$399,999	1	\$379,900	\$379,900	\$379,900	165
\$400,000 - \$449,999	3	\$1,236,073	\$412,024	\$409,900	212
\$450,000 - \$499,999	2	\$929,900	\$464,950	\$464,950	107
\$550,000 - \$599,999	1	\$578,000	\$578,000	\$578,000	30
\$850,000 - \$899,999	1	\$895,000	\$895,000	\$895,000	60
Totals:	87	\$18,263,624			
Averages:			\$209,927	\$179,885	76

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