

# THE SWEARINGEN REPORT

## VICTORIA MLS



ALL CATEGORIES	August, 2018	September, 2018	PERCENT CHANGE
Residential property sales*	78	87	11.5%
Residential total dollar volume*	\$16,201,332	\$18,263,624	12.7%
Average residential sales price*	\$207,709	\$209,927	1.1%
Median residential sales price*	\$169,200	\$179,885	6.3%
Total active listings end of month*	360	357	-0.8%
Months inventory*	3.8	3.9	2.6%

\*This figure refers to the residential homes market.

### Residential Homes Update

The average sales price for residential homes was \$209,927 for the month of September, up 1.1 percent versus the month of August when it was \$207,709.

The median price of residential homes for the month of September was \$179,885, versus August when it was \$169,200, an increase of 6.3 percent.

Total sales of residential homes in Victoria MLS for September was 87, 11.5 percent (9 homes) more than August.

The average Days on Market for residential homes for the month of September was 76, 40.6 percent shorter than the month of August.

Total building permits for Victoria city limits for September was 3, down 50.0 percent compared to August 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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**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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**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 Days On Market</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	18	\$2,288,450	\$127,136	\$131,200	66
\$150,000 - \$199,999	22	\$3,875,250	\$176,148	\$179,950	97
\$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:	78	\$16,201,332			
Averages:			\$207,709	\$169,200	128

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**Victoria MLS Active Listings  
Residential  
September 30, 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	\$221,885	\$36,981	\$36,000	155
\$50,000 - \$99,999	31	\$2,454,079	\$79,164	\$82,000	101
\$100,000 - \$149,999	60	\$7,670,519	\$127,842	\$129,500	78
\$150,000 - \$199,999	66	\$11,725,751	\$177,663	\$176,000	89
\$200,000 - \$249,999	59	\$13,680,759	\$231,877	\$234,900	115
\$250,000 - \$299,999	43	\$11,838,937	\$275,324	\$273,900	109
\$300,000 - \$349,999	17	\$5,674,185	\$333,776	\$339,000	101
\$350,000 - \$399,999	37	\$14,095,914	\$380,971	\$379,900	156
\$400,000 - \$449,999	5	\$2,228,700	\$445,740	\$449,000	65
\$450,000 - \$499,999	14	\$6,695,199	\$478,229	\$473,450	137
\$500,000 - \$549,999	4	\$2,128,785	\$532,196	\$529,950	90
\$550,000 - \$599,999	6	\$3,471,500	\$578,583	\$577,000	80
\$650,000 - \$699,999	3	\$2,048,900	\$682,967	\$699,000	86
\$800,000 - \$849,999	4	\$3,358,685	\$839,671	\$844,950	109
\$950,000 - \$999,999	1	\$999,999	\$999,999	\$999,999	48
\$1,250,000 - \$1,299,999	1	\$1,250,000	\$1,250,000	\$1,250,000	19
<b>Totals:</b>	357	\$89,543,797			
<b>Averages:</b>			\$250,823	\$219,500	105

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