

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	Jan-Oct, 2017	Jan-Oct, 2018	PERCENT CHANGE
Residential property sales*	782	854	9.2%
Residential total dollar volume*	\$136,572,010	\$161,399,536	18.2%
Average residential sales price*	\$174,645	\$188,992	8.2%
Median residential sales price*	\$160,000	\$169,900	6.2%
Total active listings end of month*	399	351	-12.0%
Months inventory*	5.4	4.1	-24.1%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$188,992 for January thru October 2018, up 8.2 percent versus the same period last year when it was \$174,645.

The median price of residential homes for January thru October 2018 was \$169,900, versus the same period last year when it was \$160,000, an increase of 6.2 percent.

Total sales of residential homes in Victoria MLS for January thru October 2018 was 854, 9.2 percent (72 homes) more than the same period last year.

The average Days on Market for residential homes for January thru October 2018 was 108, 6.9 percent shorter than the same period 2017.

Total building permits January thru October 2018 for Victoria city limits were 59, up 43.9 percent compared to the same period 2017 when the number of permits was 41.

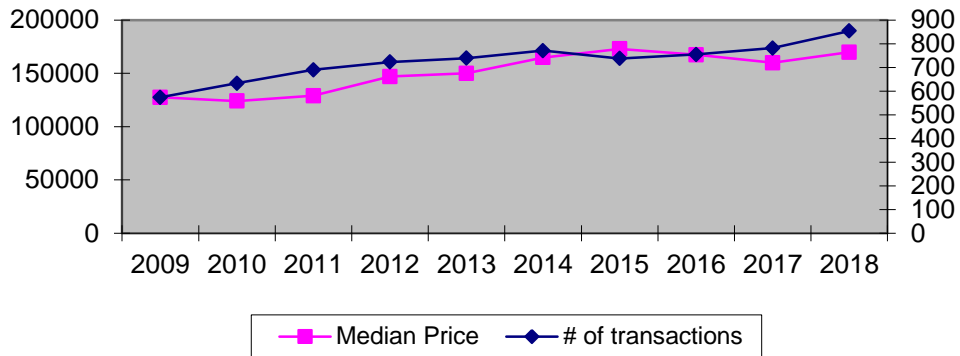
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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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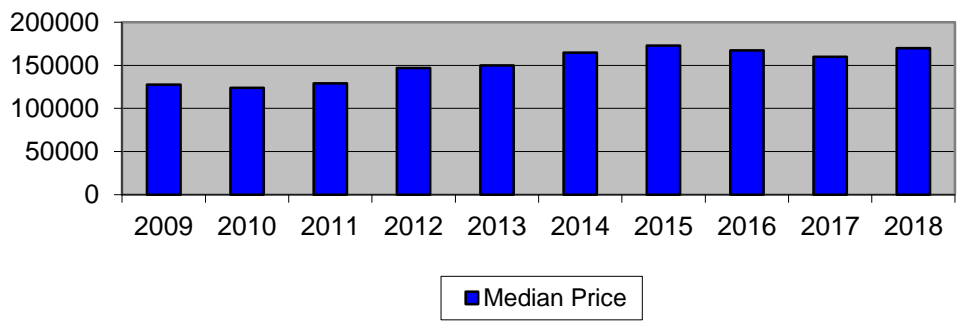


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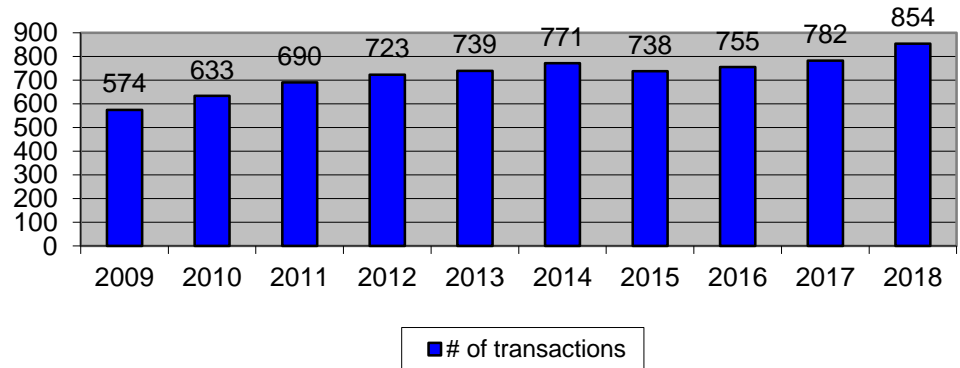
Victoria MLS Residential Sales January Thru October



Victoria MLS Residential Sales January Thru October



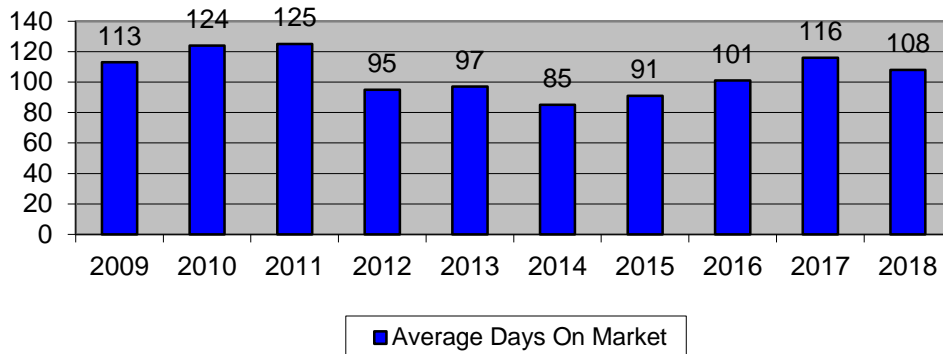
Victoria MLS Residential Sales January Thru October



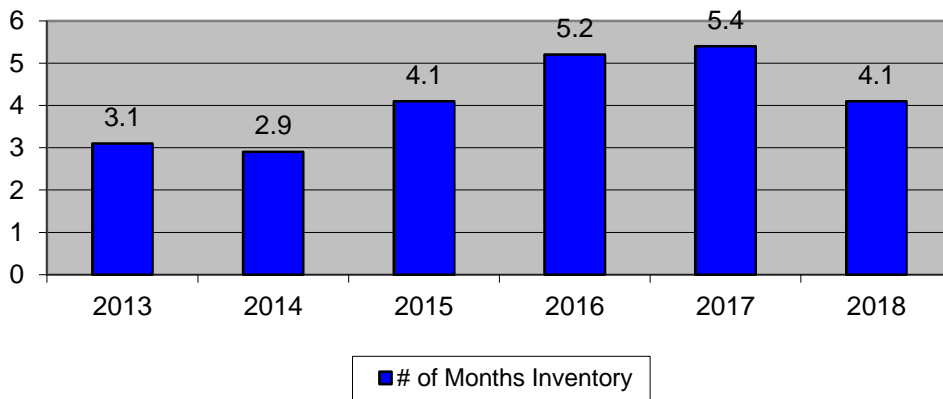
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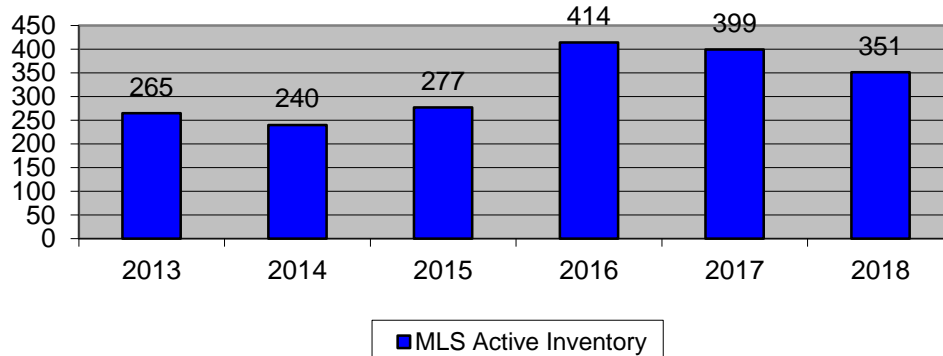
Victoria MLS Residential Sales January Thru October



Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - October Inventory



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**Victoria MLS Sales
Residential
Jan thru October, 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	44	\$1,473,860	\$33,497	\$35,500	88
\$50,000 - \$99,999	101	\$7,273,669	\$72,017	\$72,500	112
\$100,000 - \$149,999	176	\$22,619,874	\$128,522	\$132,000	90
\$150,000 - \$199,999	240	\$41,646,137	\$173,526	\$172,450	94
\$200,000 - \$249,999	112	\$24,827,715	\$221,676	\$220,000	120
\$250,000 - \$299,999	78	\$21,242,419	\$272,339	\$271,750	127
\$300,000 - \$349,999	36	\$11,568,979	\$321,361	\$325,000	121
\$350,000 - \$399,999	32	\$11,858,750	\$370,586	\$369,250	133
\$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	3	\$1,728,000	\$576,000	\$575,000	60
\$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:	854	\$161,399,536			
Averages:			\$188,992	\$169,900	108

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