

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	October, 2017	October, 2018	PERCENT CHANGE
Residential property sales*	79	90	13.9%
Residential total dollar volume*	\$13,939,124	\$17,659,327	26.7%
Average residential sales price*	\$176,445	\$196,215	11.2%
Median residential sales price*	\$151,000	\$191,700	27.0%
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 \$196,215 for October 2018, up 11.2 percent versus October 2017 when it was \$176,445.

The median price of residential homes for October 2018 was \$191,700, versus October 2017 when it was \$151,000, an increase of 27.0 percent.

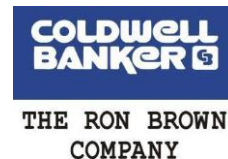
Total sales of residential homes in Victoria MLS for October 2018 was 90, 13.9 percent (11 homes) more than October 2017.

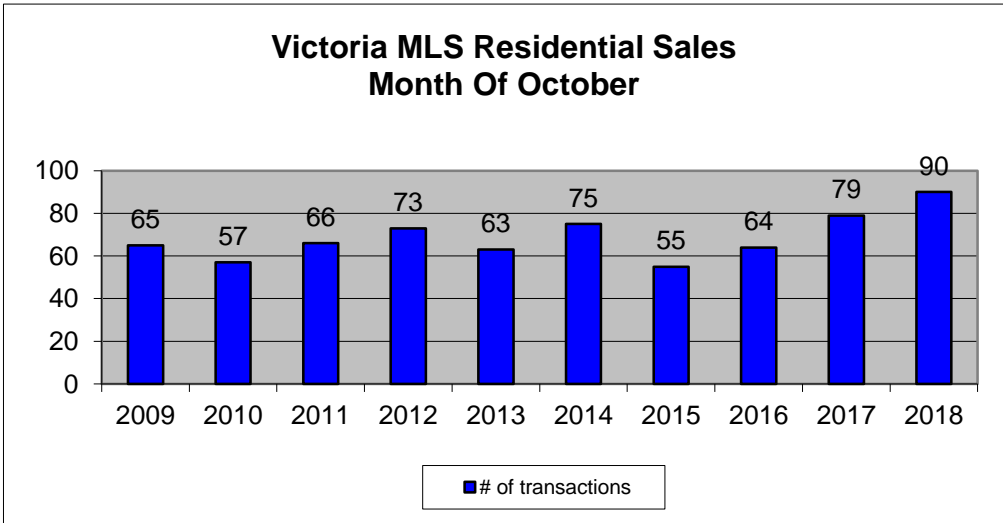
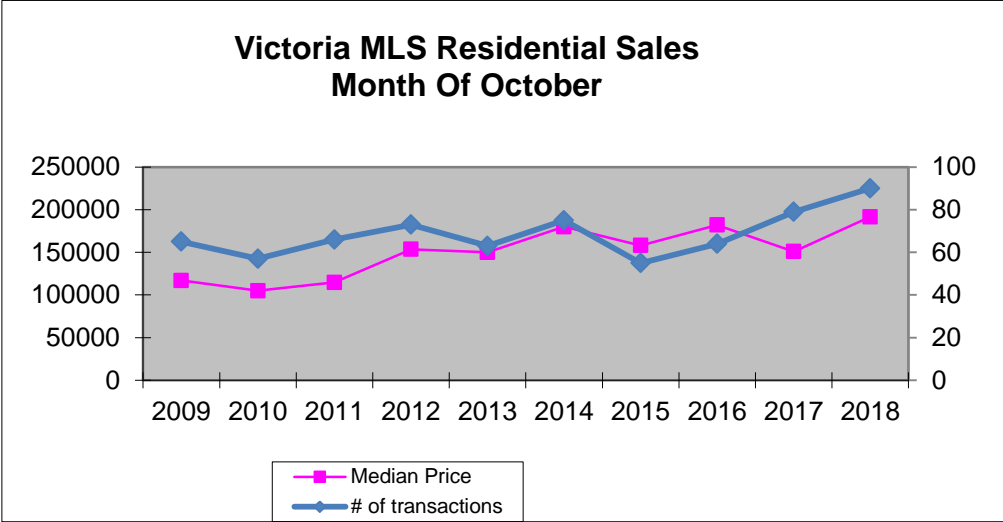
The average Days on Market for residential homes for October 2018 was 88, 27.9 percent shorter than October 2017.

Total building permits for Victoria city limits for October 2018 was 5, versus October 2017 when the number of permits was 2, an increase of 150.0 percent.

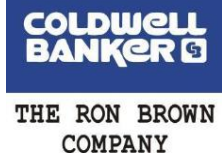
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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and does Not reflect all transactions in the market.
Source: Victoria Multiple Listing Service
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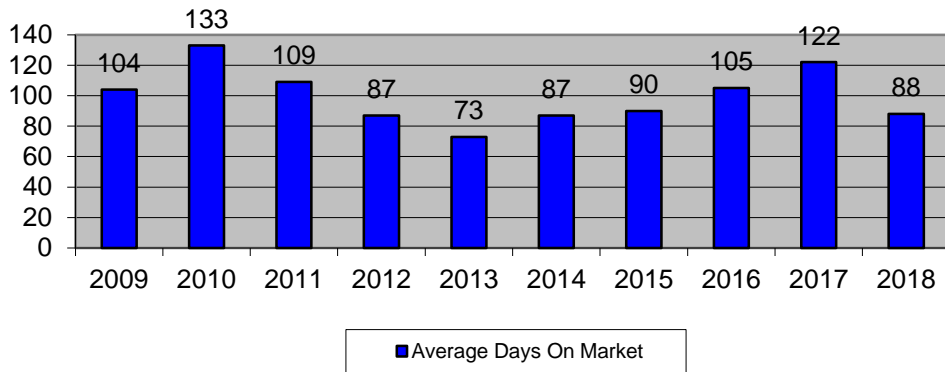




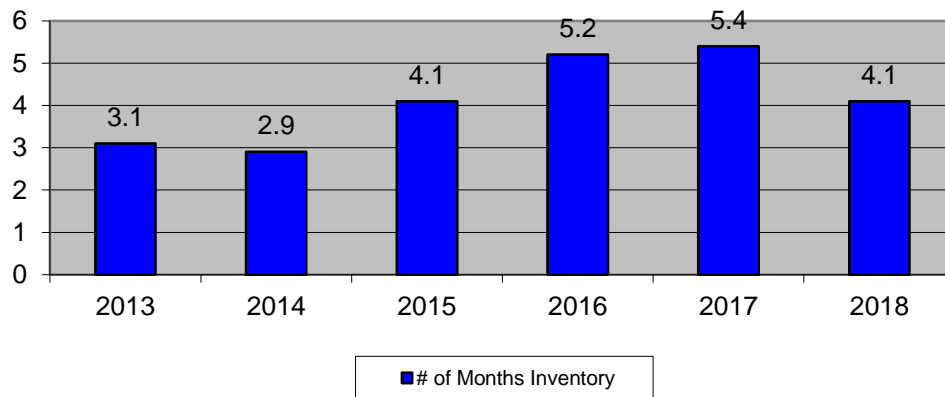
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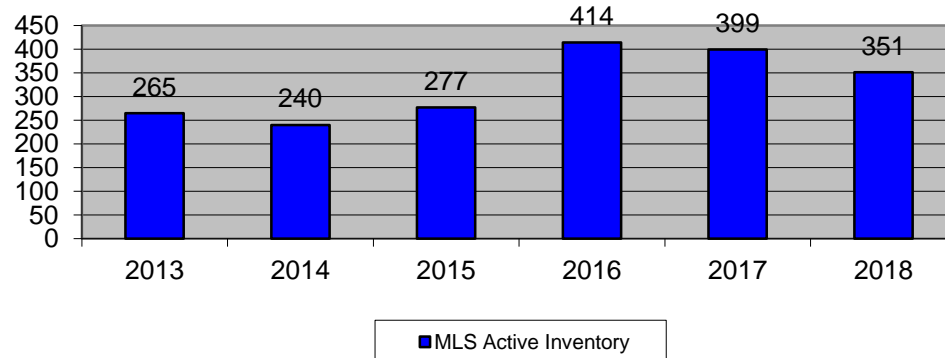
Victoria MLS Residential Sales Month Of October



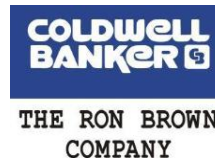
Victoria MLS Residential - Months Of Inventory



Victoria MLS Residential - October Inventory



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**Victoria MLS Sales
Residential
Month of 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 DOM</u>
\$0 - \$49,999	3	\$139,300	\$46,433	\$47,500	65
\$50,000 - \$99,999	10	\$744,100	\$74,410	\$69,500	70
\$100,000 - \$149,999	16	\$2,051,729	\$128,233	\$129,450	87
\$150,000 - \$199,999	21	\$3,744,700	\$178,319	\$180,000	88
\$200,000 - \$249,999	19	\$4,229,540	\$222,607	\$220,872	91
\$250,000 - \$299,999	12	\$3,235,058	\$269,588	\$268,000	129
\$300,000 - \$349,999	3	\$1,029,900	\$343,300	\$345,000	44
\$350,000 - \$399,999	5	\$1,910,000	\$382,000	\$385,000	59
\$550,000 - \$599,999	1	\$575,000	\$575,000	\$575,000	50
Totals:	90	\$17,659,327			
Averages:			\$196,215	\$191,700	88

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