

THE SWEARINGEN REPORT

VICTORIA MLS



ALL CATEGORIES	September, 2018	October, 2018	PERCENT CHANGE
Residential property sales*	87	90	3.4%
Residential total dollar volume*	\$18,263,624	\$17,659,327	-3.3%
Average residential sales price*	\$209,927	\$196,215	-6.5%
Median residential sales price*	\$179,885	\$191,700	6.6%
Total active listings end of month*	357	351	-1.7%
Months inventory*	3.9	4.1	5.1%

*This figure refers to the residential homes market.

Residential Homes Update

The average sales price for residential homes was \$196,215 for the month of October, down 6.5 percent versus the month of September when it was \$209,927.

The median price of residential homes for the month of October was \$191,700, versus September when it was \$179,885, an increase of 6.6 percent.

Total sales of residential homes in Victoria MLS for October was 90, 3.4 percent (3 homes) more than September.

The average Days on Market for residential homes for the month of October was 88, 15.8 percent longer than the month of September.

Total building permits for Victoria city limits for October was 5, up 66.7 percent compared to September when the number of permits was 3.

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 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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**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 Days On Market</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 Active Listings
Residential
October 31, 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	\$210,085	\$35,014	\$30,800	166
\$50,000 - \$99,999	40	\$3,139,969	\$78,499	\$80,750	102
\$100,000 - \$149,999	56	\$7,214,284	\$128,827	\$129,900	85
\$150,000 - \$199,999	54	\$9,674,023	\$179,149	\$178,950	97
\$200,000 - \$249,999	54	\$12,574,147	\$232,855	\$234,900	118
\$250,000 - \$299,999	48	\$13,163,870	\$274,247	\$271,900	114
\$300,000 - \$349,999	20	\$6,686,000	\$334,300	\$339,250	95
\$350,000 - \$399,999	36	\$13,640,483	\$378,902	\$378,750	168
\$400,000 - \$449,999	6	\$2,638,585	\$439,764	\$447,000	59
\$450,000 - \$499,999	14	\$6,665,199	\$476,086	\$473,000	149
\$500,000 - \$549,999	5	\$2,688,685	\$537,737	\$530,000	74
\$550,000 - \$599,999	5	\$2,872,500	\$574,500	\$575,000	105
\$650,000 - \$699,999	3	\$2,048,900	\$682,967	\$699,000	110
\$800,000 - \$849,999	2	\$1,689,900	\$844,950	\$844,950	118
\$950,000 - \$999,999	1	\$999,999	\$999,999	\$999,999	72
\$1,250,000 - \$1,299,999	1	\$1,250,000	\$1,250,000	\$1,250,000	43
Totals:	351	\$87,156,629			
Averages:			\$248,309	\$229,000	111

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