

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>12 Months Ending July, 2018</b>	<b>12 Months Ending July, 2019</b>	<b>PERCENT CHANGE</b>
Residential property sales*	972	1,008	3.7%
Residential total dollar volume*	\$175,125,848	\$200,235,787	14.3%
Average residential sales price*	\$180,171	\$198,647	10.3%
Median residential sales price*	\$165,000	\$179,225	8.6%
Total active listings end of month	370	383	3.5%
Months inventory*	3.6	4.2	16.7%

\*This figure refers to the residential homes market.

### Residential Homes Update

The average sales price for residential homes was \$198,647 for the twelve months ending July 2019, up 10.3 percent versus the same period ending July 2018 when it was \$180,171.

The median price of residential homes for the twelve months ending July 2019 was \$179,225, up 8.6 percent versus the same period 2018, when it was \$165,000.

Total sales of residential homes in Victoria MLS for the twelve months ending July 2019 was 1,008, 3.7 percent (36 homes) more than the same period in 2018.

The average Days on Market for residential homes for the twelve months ending July 2019 was 89, 23.9 percent shorter than the same period 2018.

Total building permits for Victoria city limits for the twelve months ending July 2019 were 80, up 12.7 percent compared to the same period 2018 when the number of permits was 71.

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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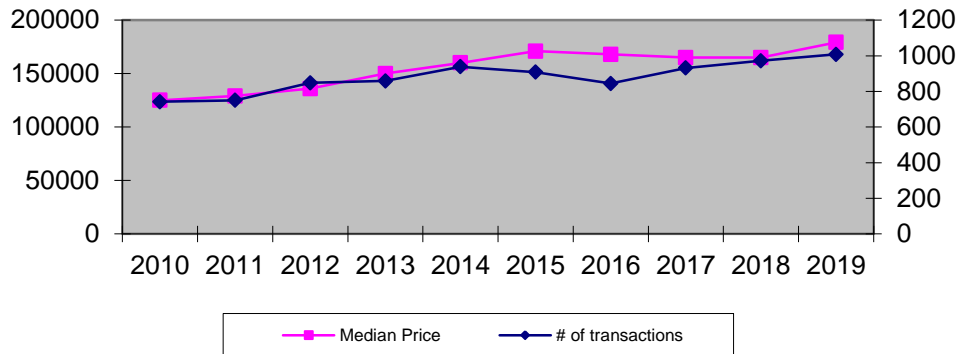
Source: Victoria Multiple Listing Service

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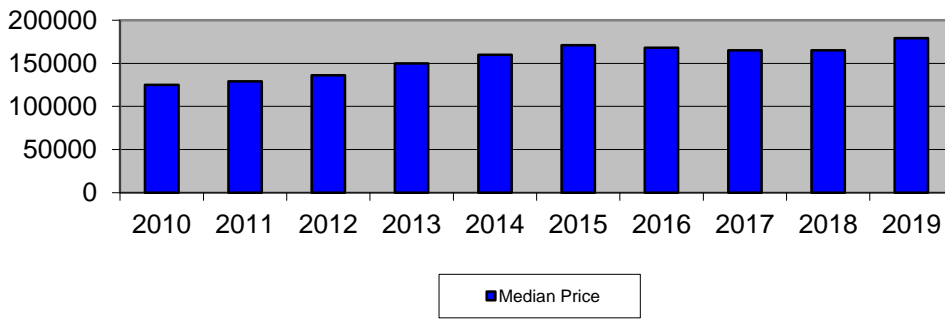


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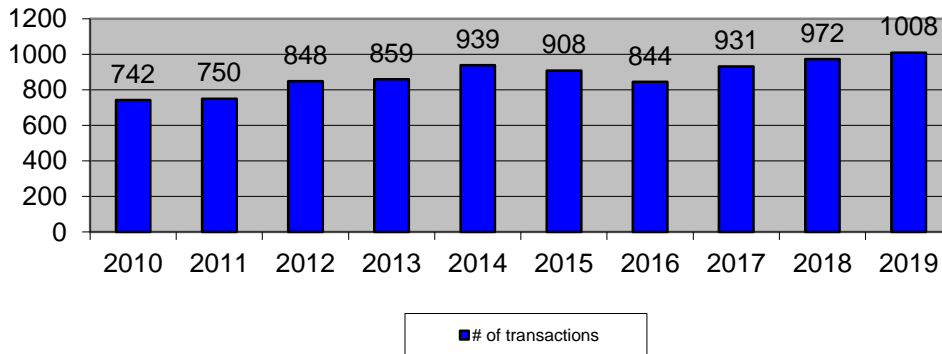
### Victoria MLS Residential Sales 12 Months Ending July



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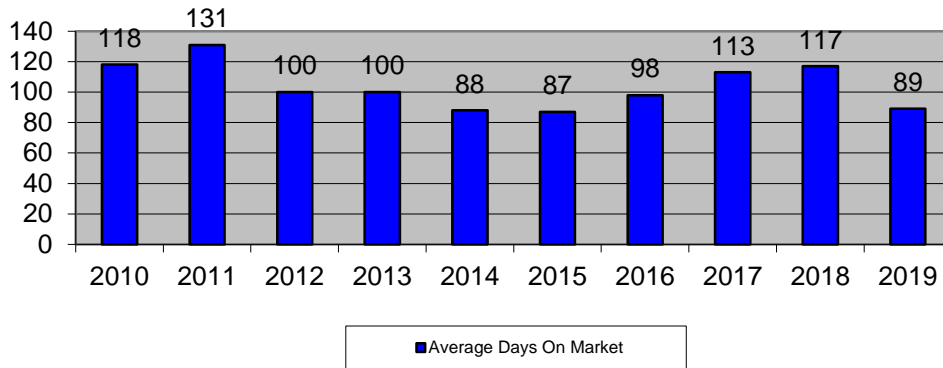
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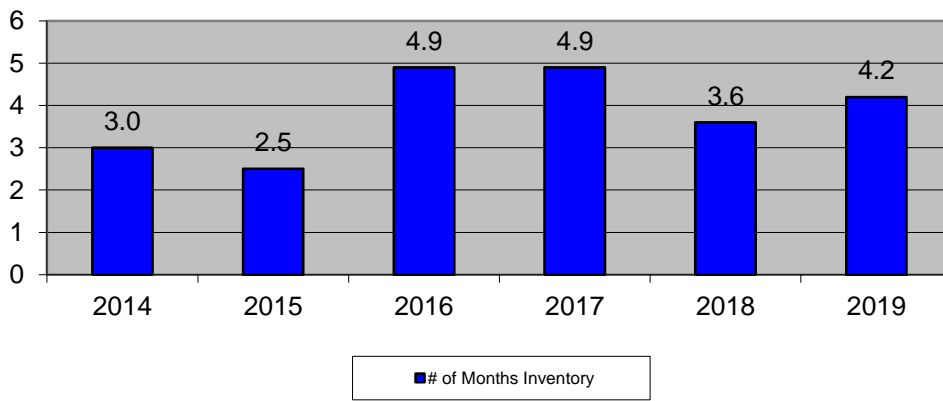
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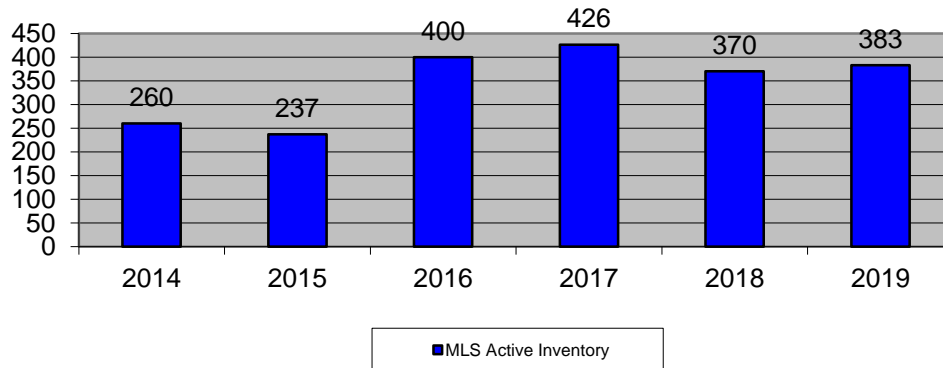
### Victoria MLS Residential Sales 12 Months Ending July



### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - July Inventory



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**Victoria MLS Sales  
Residential  
12 Months Ending July, 2019**

**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	36	\$1,213,150	\$33,699	\$34,943	96
\$50,000 - \$99,999	100	\$7,764,489	\$77,645	\$80,000	88
\$100,000 - \$149,999	214	\$27,119,200	\$126,725	\$128,000	77
\$150,000 - \$199,999	267	\$46,531,385	\$174,275	\$173,750	77
\$200,000 - \$249,999	165	\$36,683,846	\$222,326	\$220,000	96
\$250,000 - \$299,999	99	\$26,882,996	\$271,545	\$270,000	109
\$300,000 - \$349,999	38	\$12,359,085	\$325,239	\$325,000	102
\$350,000 - \$399,999	37	\$13,731,420	\$371,119	\$370,000	108
\$400,000 - \$449,999	17	\$7,195,316	\$423,254	\$422,000	148
\$450,000 - \$499,999	12	\$5,690,900	\$474,242	\$477,000	104
\$500,000 - \$549,999	7	\$3,668,000	\$524,000	\$530,000	150
\$550,000 - \$599,999	7	\$4,013,000	\$573,286	\$578,000	46
\$600,000 - \$649,999	2	\$1,225,000	\$612,500	\$612,500	23
\$650,000 - \$699,999	1	\$685,000	\$685,000	\$685,000	43
\$700,000 - \$749,999	2	\$1,418,000	\$709,000	\$709,000	99
\$750,000 - \$799,999	2	\$1,560,000	\$780,000	\$780,000	59
\$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
<b>Totals:</b>	<b>1008</b>	<b>\$200,235,787</b>			
<b>Averages:</b>			<b>\$198,647</b>	<b>\$179,225</b>	<b>89</b>

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