

# THE SWEARINGEN REPORT

## VICTORIA MLS



<b>ALL CATEGORIES</b>	<b>Jan-July, 2018</b>	<b>Jan-July, 2019</b>	<b>PERCENT CHANGE</b>
Residential property sales*	599	594	-0.8%
Residential total dollar volume*	\$109,142,953	\$120,192,497	10.1%
Average residential sales price*	\$182,209	\$202,344	11.1%
Median residential sales price*	\$165,000	\$183,750	11.4%
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 \$202,344 for January thru July 2019, up 11.1 percent versus the same period last year when it was \$182,209.

The median price of residential homes for January thru July 2019 was \$183,750, versus the same period last year when it was \$165,000, an increase of 11.4 percent.

Total sales of residential homes in Victoria MLS for January thru July 2019 was 594, 0.8 percent (5 homes) less than the same period last year.

The average Days on Market for residential homes for January thru July 2019 was 86, 23.9 percent shorter than the same period last year.

Total building permits January thru July 2019 for Victoria city limits were 52, up 15.6 percent compared to the same period 2018 when the number of permits was 45.

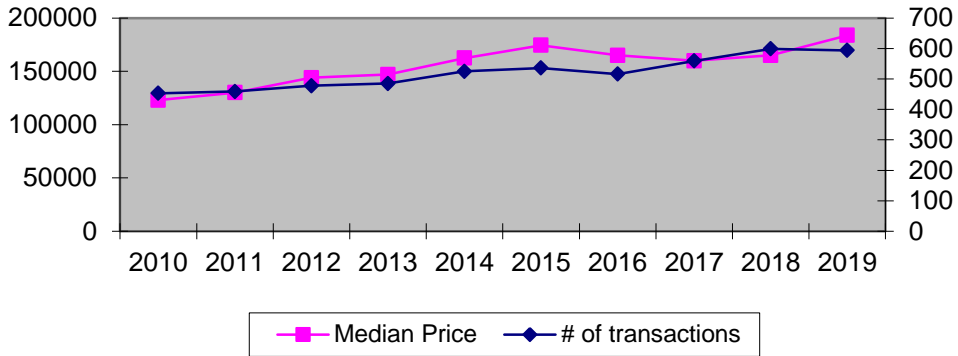
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the single-family homes market. Six (6) months of inventory is considered a balanced market.

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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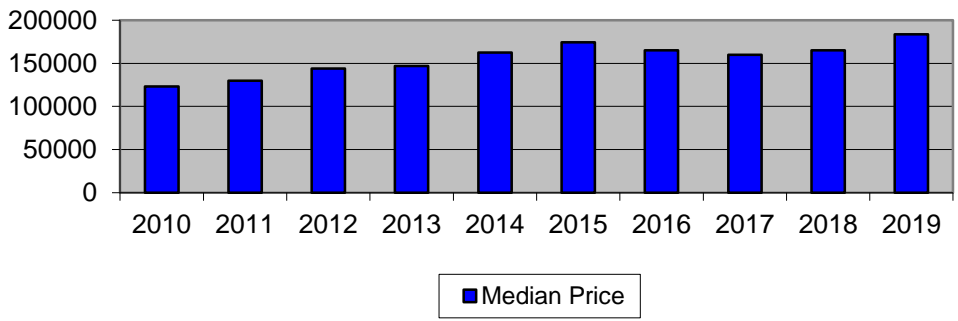


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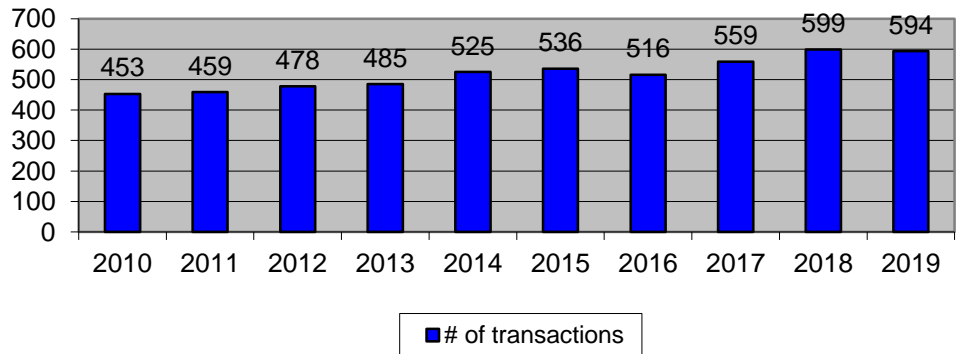
### Victoria MLS Residential Sales January Thru July



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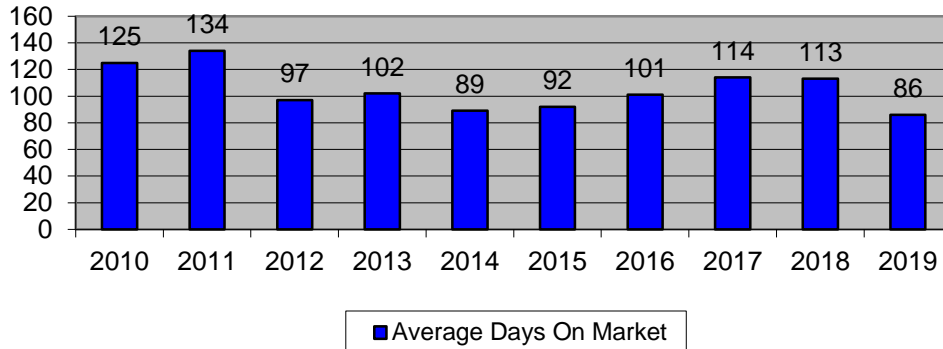
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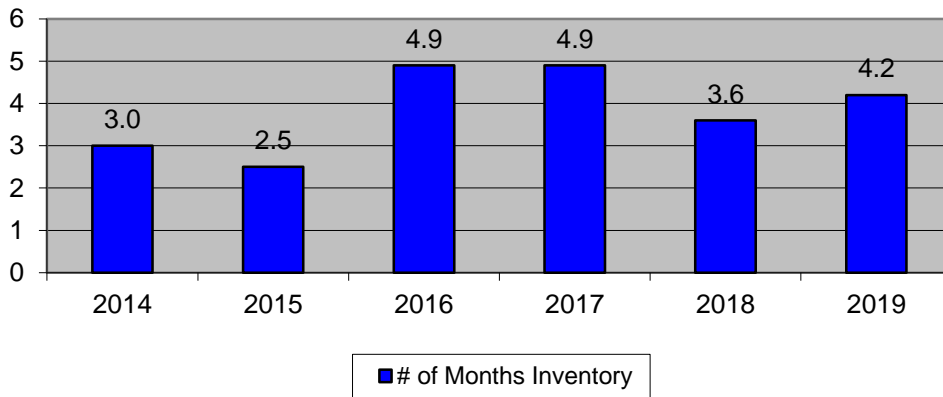
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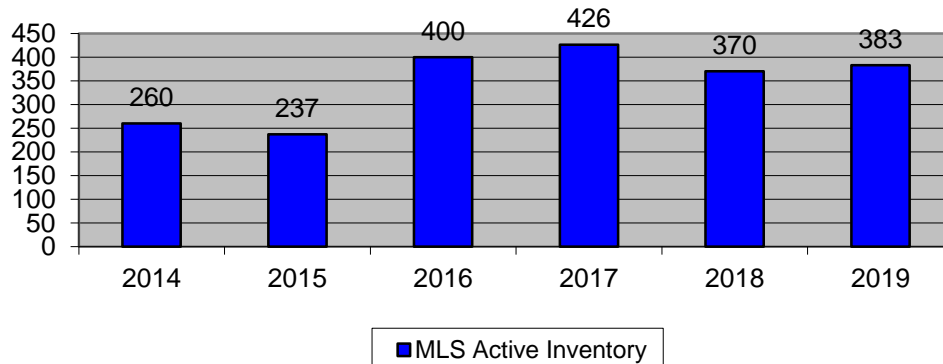
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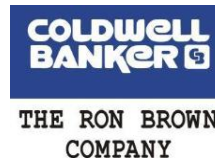
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - July Inventory



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**Victoria MLS Sales  
Residential  
Jan thru 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 Days On Market</u>
\$0 - \$49,999	17	\$610,285	\$35,899	\$40,000	107
\$50,000 - \$99,999	52	\$4,077,929	\$78,422	\$81,000	72
\$100,000 - \$149,999	130	\$16,431,021	\$126,392	\$128,450	75
\$150,000 - \$199,999	149	\$26,055,138	\$174,867	\$175,000	80
\$200,000 - \$249,999	103	\$22,887,617	\$222,210	\$219,900	95
\$250,000 - \$299,999	63	\$17,123,397	\$271,800	\$269,704	101
\$300,000 - \$349,999	26	\$8,505,785	\$327,146	\$325,000	95
\$350,000 - \$399,999	22	\$8,082,225	\$367,374	\$362,500	102
\$400,000 - \$449,999	10	\$4,245,100	\$424,510	\$426,000	117
\$450,000 - \$499,999	7	\$3,346,000	\$478,000	\$479,000	100
\$500,000 - \$549,999	6	\$3,123,000	\$520,500	\$522,500	77
\$550,000 - \$599,999	4	\$2,310,000	\$577,500	\$582,500	56
\$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	1	\$700,000	\$700,000	\$700,000	116
\$750,000 - \$799,999	1	\$785,000	\$785,000	\$785,000	37
Totals:	594	\$120,192,497			
Averages:			\$202,344	\$183,750	86

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