

# THE SWEARINGEN REPORT

## VICTORIA MLS



| <b>ALL CATEGORIES</b>               | <b>July, 2018</b> | <b>July, 2019</b> | <b>PERCENT CHANGE</b> |
|-------------------------------------|-------------------|-------------------|-----------------------|
| Residential property sales*         | 112               | 86                | -23.2%                |
| Residential total dollar volume*    | \$21,500,307      | \$16,969,591      | -21.1%                |
| Average residential sales price*    | \$191,967         | \$197,321         | 2.8%                  |
| Median residential sales price*     | \$159,950         | \$188,250         | 17.7%                 |
| 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 \$197,321 for July 2019, up 2.8 percent versus July 2018 when it was \$191,967.

The median price of residential homes for July 2019 was \$188,250, versus July 2018 when it was \$159,950, an increase of 17.7 percent.

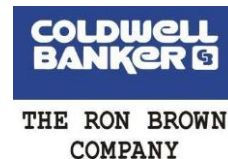
Total sales of residential homes in Victoria MLS for July 2019 was 86, 23.2 percent (26 homes) less than July 2018.

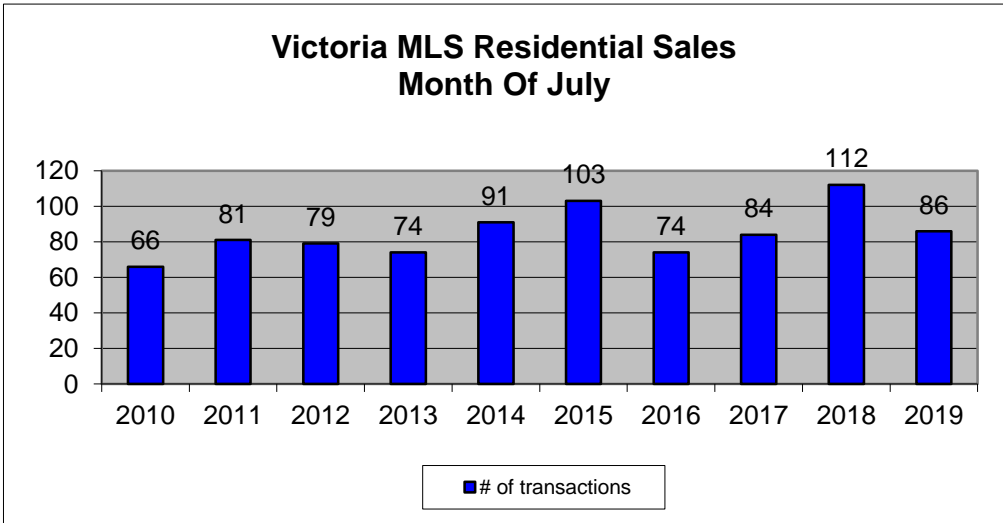
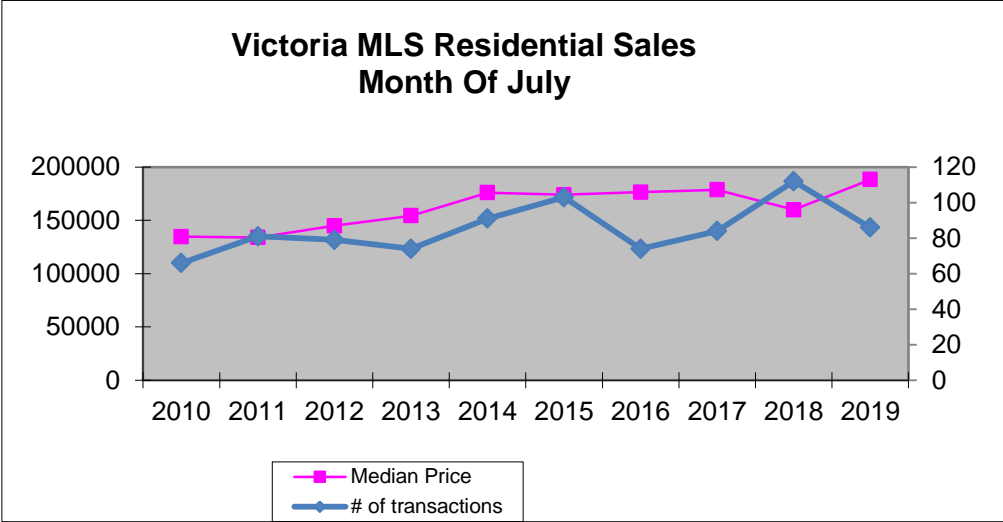
The average Days on Market for residential homes for July 2019 was 90, 9.1 percent shorter than July 2018.

Total building permits for Victoria city limits for July 2019 was 14, up 75.0 percent compared to July 2018 when the number of permits was 8.

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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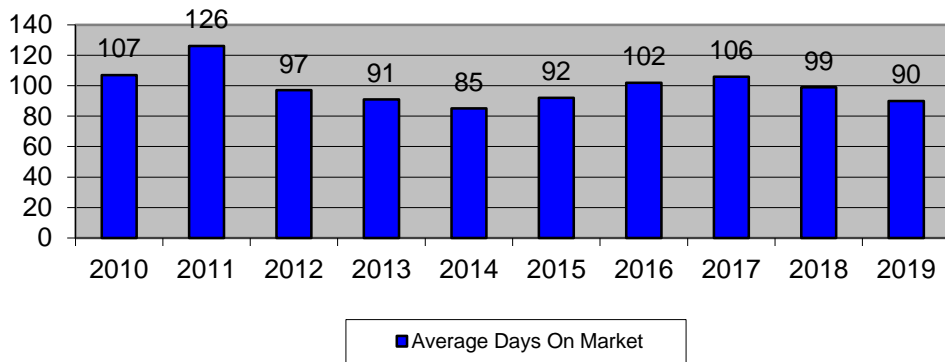




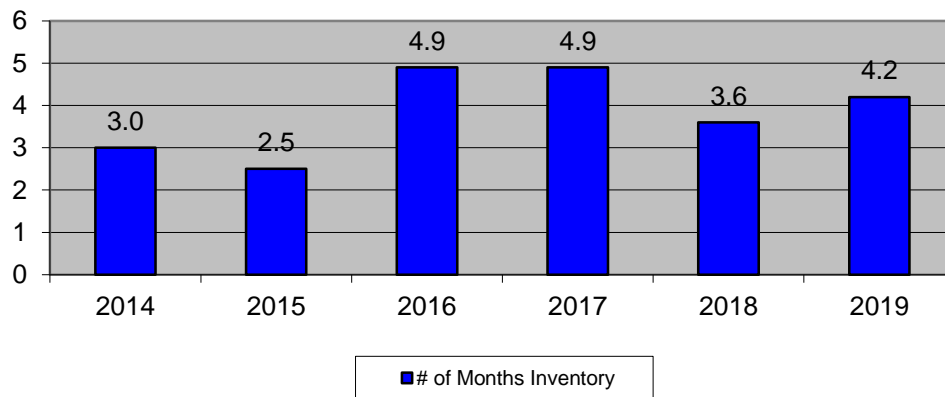
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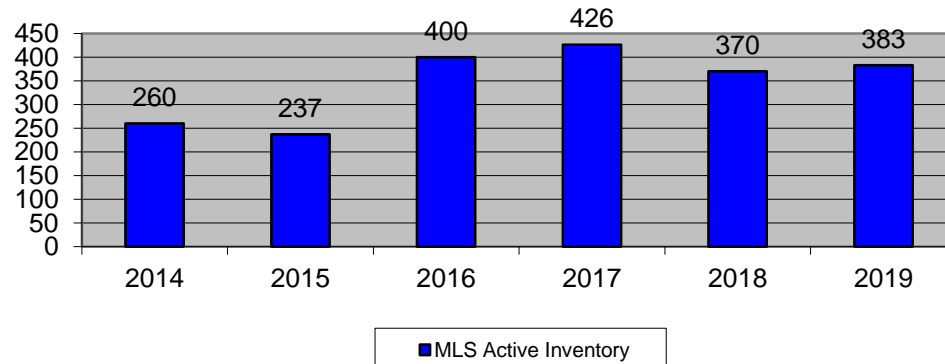
### Victoria MLS Residential Sales Month Of July



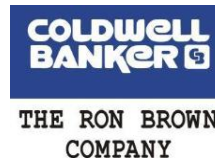
### Victoria MLS Residential - Months Of Inventory



### Victoria MLS Residential - July Inventory



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**Victoria MLS Sales  
Residential  
Month of 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<br/>DOM</u> |
|-----------------------|--------------|------------------|----------------------|---------------------|------------------------|
| \$0 - \$49,999        | 3            | \$125,000        | \$41,667             | \$42,000            | 148                    |
| \$50,000 - \$99,999   | 5            | \$423,250        | \$84,650             | \$85,000            | 103                    |
| \$100,000 - \$149,999 | 22           | \$2,790,116      | \$126,823            | \$127,500           | 76                     |
| \$150,000 - \$199,999 | 17           | \$3,028,175      | \$178,128            | \$175,450           | 91                     |
| \$200,000 - \$249,999 | 19           | \$4,241,650      | \$223,245            | \$220,000           | 93                     |
| \$250,000 - \$299,999 | 11           | \$2,959,000      | \$269,000            | \$267,000           | 79                     |
| \$300,000 - \$349,999 | 4            | \$1,278,000      | \$319,500            | \$316,000           | 124                    |
| \$350,000 - \$399,999 | 3            | \$1,163,900      | \$387,967            | \$389,000           | 27                     |
| \$400,000 - \$449,999 | 1            | \$412,500        | \$412,500            | \$412,500           | 302                    |
| \$500,000 - \$549,999 | 1            | \$548,000        | \$548,000            | \$548,000           | 28                     |
| Totals:               | 86           | \$16,969,591     |                      |                     |                        |
| Averages:             |              |                  | \$197,321            | \$188,250           | 90                     |

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