

# REAL ESTATE TRENDS



Lee Swearingen, a Victoria real estate broker, compiles detailed listings about the local real estate market each month. The Swearingen Report will be published in the Advocate three times per month.

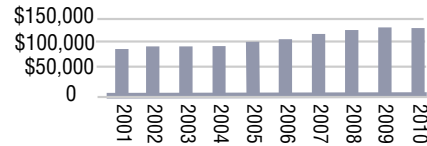
## MARKET SUMMARY

12 months ending in April

Price range	Count	Median price	Average days on market
\$0 - \$49,999	73	\$34,000	85
\$50,000 - \$99,000	178	\$79,950	111
\$100,000 - \$149,999	229	\$124,900	106
\$150,000 - \$199,999	143	\$167,500	114
\$200,000 - \$249,999	68	\$224,000	159
\$250,000 - \$299,999	29	\$264,900	124
\$300,000 - \$349,999	12	\$319,500	149
\$350,000 - \$399,999	3	\$370,000	106
\$400,000 - \$449,999	5	\$425,000	203
\$450,000 - \$499,999	2	\$472,500	177
\$500,000 - \$549,999	1	\$525,000	270
\$550,000 - \$599,999	2	\$586,000	70

## HOME SALES

Median price  
12 months ending April



## RESIDENTIAL HOMES MARKET

12 months ending in April

### PROPERTY SALES

April

2009	771
2010	745

↓ -3.4%

### AVERAGE SALES PRICE

April

2009	\$140,845
2010	\$136,449

↓ -3.1%

### TOTAL ACTIVE LISTINGS END OF MONTH

April

2009	405
2010	382

↓ -5.7%

### TOTAL DOLLAR VOLUME

April

2009	\$108,591,522
2010	\$101,654,220

↓ -6.4%

### MEDIAN SALES PRICE

April

2009	\$125,500
2010	\$125,000

↓ -0.4%

### MONTHS INVENTORY

April

2009	7.5
2010	5.8

↓ -22.7%



Source: Multiple Listing Service

GRAPHIC: JULIE ZAVALA/JZAVALA@VICAD.COM

Median price : Average price

April '10 \$134,765  
March '10 \$145,500  
April '09 \$141,739