

**THE SWEARINGEN REPORT
ROCKPORT MLS
SINGLE-FAMILY AND CONDO/TOWNHOUSE**



ALL CATEGORIES	January, 2016	January, 2017	PERCENT CHANGE
Residential property sales*	34	23	-32.4%
Residential total dollar volume*	\$7,907,100	\$5,516,400	-30.2%
Average residential sales price*	\$232,562	\$239,843	3.1%
Median residential sales price*	\$183,900	\$205,000	11.5%
Total active listings end of month*	300	300	0.0%
Months inventory*	8.2	10.6	29.3%

*This figure refers to the single-family and condo/townhouse market.

Residential Homes Update

The average sales price for residential homes was \$239,843 for January 2017, up 3.1 percent versus January 2016 when it was \$232,562.

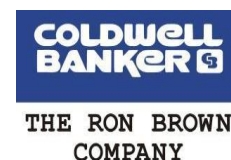
The median price of residential homes for January 2017 was \$205,000, versus January 2016 when it was \$183,900, up 11.5 percent.

Total sales of residential homes for Rockport MLS for January 2017 was 23, a decrease of 32.4 percent (11 homes) versus the same period last year.

The average Days on Market for residential homes for January 2017 was 197, 31.3 percent longer than the same period last year.

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 and condo/townhouse market. Six (6) months of inventory is considered a balanced market.

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ROCKPORT MLS SINGLE-FAMILY

ALL CATEGORIES	January, 2016	January, 2017	PERCENT CHANGE
Residential property sales*	27	20	-25.9%
Residential total dollar volume*	\$67,641,100	\$4,944,400	-92.7%
Average residential sales price*	\$250,522	\$247,220	-1.3%
Median residential sales price*	\$190,000	\$199,500	5.0%
Total active listings end of month*	245	247	0.8%
Months inventory*	8.1	10.0	23.5%

*This figure refers to the single-family home market.

Residential Homes Update

The average sales price for residential homes was \$247,220 for January 2017, down 1.3 percent versus January 2016 when it was \$250,522.

The median price of residential homes for January 2017 was \$199,500, versus January 2016 when it was \$190,000, an increase of 5.0 percent.

Total sales of residential homes for Rockport MLS for January 2017 was 20, a decrease of 25.9 percent (7 homes) versus January 2016.

The average Days on Market for residential homes for January 2017 was 204, 38.8 percent longer than January 2016.

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.

ROCKPORT MLS CONDO/TOWNHOUSE

ALL CATEGORIES	January, 2016	January, 2017	PERCENT CHANGE
Condo/Townhouse sales*	7	3	-57.1%
Total dollar volume*	\$1,143,000	\$572,000	-50.0%
Average sales price*	\$163,286	\$190,667	16.8%
Median sales price*	\$158,000	\$210,000	32.9%
Total active listings end of month*	55	53	-3.6%
Months inventory*	8.7	14.4	65.5%

*This figure refers to the condo/townhouse market.

Condo/Townhouse Update

The average sales price for condo/townhouses was \$190,667 for January 2017, up 16.8 percent versus January 2016, when it was \$163,286.

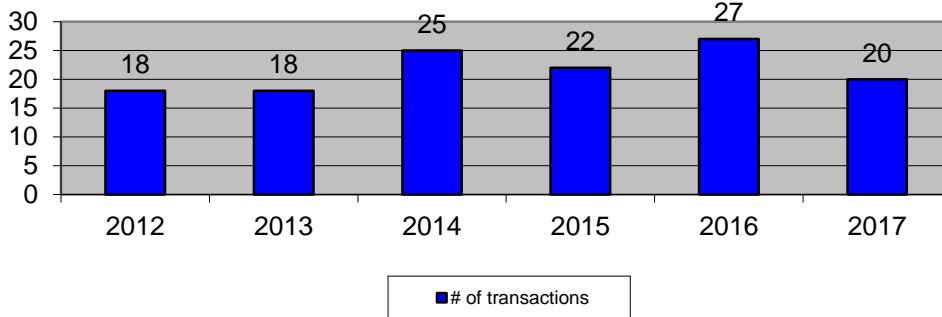
The median price of condo/townhouses for January 2017 was \$210,000, up 32.9 percent versus January 2016, when it was \$158,000.

Total sales of condo/townhouses for Rockport MLS for January 2017 was 3, a decrease of 57.1 percent (4 homes) versus the same period 2016.

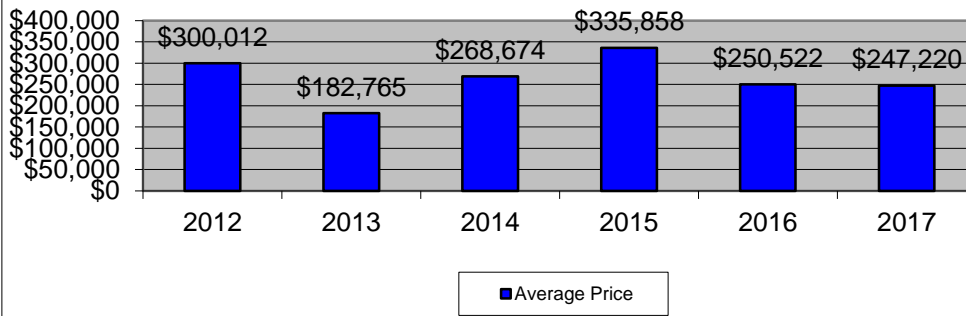
The average Days on Market for condo/townhouses for January 2017 was 146, 8.8 percent shorter than January 2016.

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 condo/townhouse market. Six (6) months of inventory is considered a balanced market.

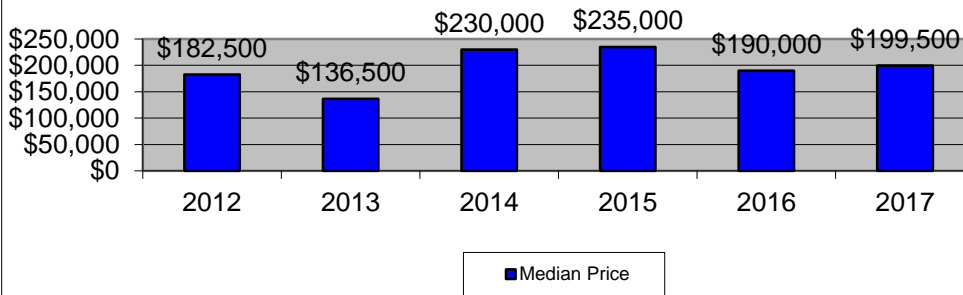
Rockport MLS Sales Single-Family Month of January



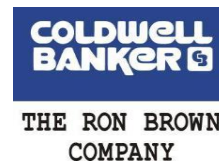
Rockport MLS Sales Single-Family Month of January



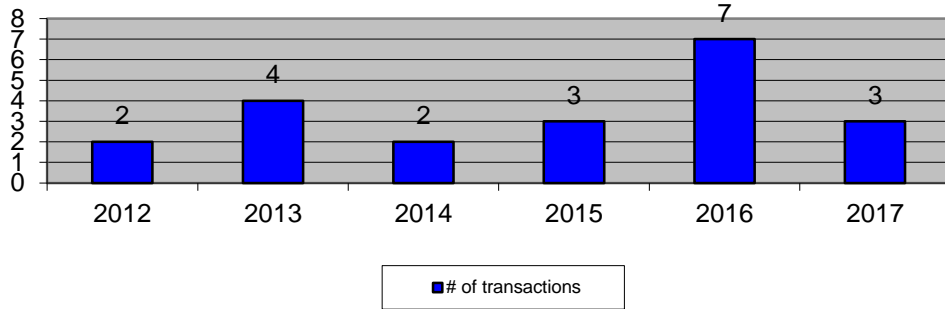
Rockport MLS Sales Single-Family Month of January



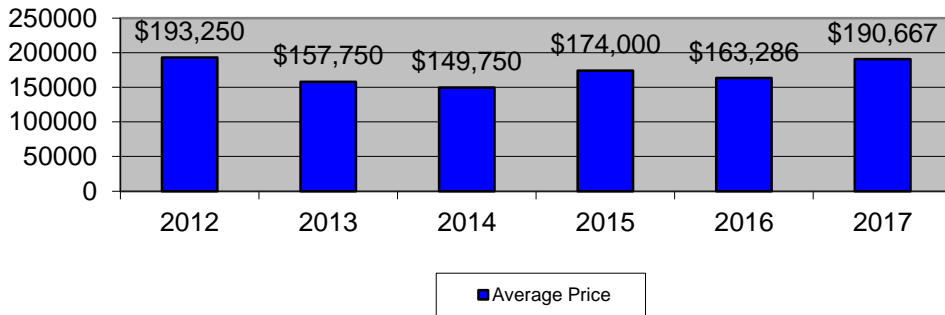
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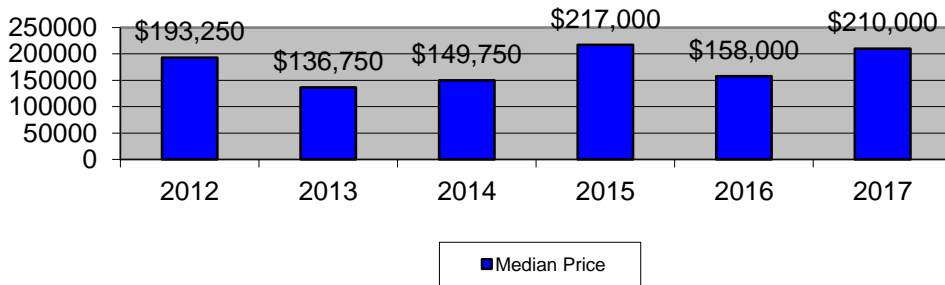
Rockport MLS Sales Condo/Townhouse Month of January



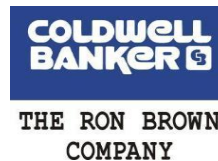
Rockport MLS Sales Condo/Townhouse Month of January



Rockport MLS Sales Condo/Townhouse Month of January



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Rockport MLS Sales

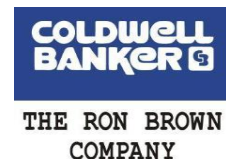
Single-Family and Condo/Townhouse

Month of January

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2016</u> <u>Count</u>	<u>2017</u> <u>Count</u>	<u>2016</u>	<u>2017</u>
			<u>Average</u> <u>Days On</u> <u>Market</u>	<u>Average</u> <u>Days On</u> <u>Market</u>
\$0 - \$99,999	3	2	261	172
\$100,000 - \$199,999	17	9	147	196
\$200,000 - \$299,999	5	9	109	131
\$300,000 - \$399,999	4	1	37	380
\$400,000 - \$499,999	4	1	189	22
\$500,000 - \$599,999	0	0	0	0
\$600,000 - \$699,999	1	0	359	0
\$700,000 - \$799,999	0	0	0	0
\$800,000 - \$899,999	0	1	0	831
Total	34	23		

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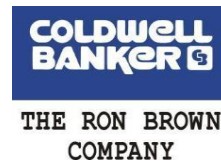


Rockport MLS Sales Single-Family Month of January

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2016 Count</u>	<u>2017 Count</u>	<u>2016 Average Days On Market</u>	<u>2017 Average Days On Market</u>
\$0 - \$99,999	2	2	314	172
\$100,000 - \$199,999	12	8	136	216
\$200,000 - \$299,999	4	7	114	111
\$300,000 - \$399,999	4	1	37	380
\$400,000 - \$499,999	4	1	189	22
\$500,000 - \$599,999	0	0	0	0
\$600,000 - \$699,999	1	0	359	0
\$700,000 - \$799,999	0	0	0	0
\$800,000 - \$899,999	0	1	0	831
Total	27	20		

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Rockport MLS Sales Condo/Townhouse Month of January

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2016 Count</u>	<u>2017 Count</u>	<u>2016 Average Days On Market</u>	<u>2017 Average Days On Market</u>
\$0 - \$99,999	1	0	156	0
\$100,000 - \$199,999	5	1	174	40
\$200,000 - \$299,999	1	2	90	199
Total	7	3		

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