

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



ALL CATEGORIES	12 Months Ending		PERCENT CHANGE
	January, 2016	January, 2017	
Residential property sales*	546	475	-13.0%
Residential total dollar volume*	\$134,336,437	\$127,627,881	-5.0%
Average residential sales price*	\$246,037	\$268,690	9.2%
Median residential sales price*	\$199,500	\$220,000	10.3%
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 \$268,690 for the 12 months ending January, 2017, up 9.2 percent versus the same period last year when it was \$246,037.

The median price of residential homes for the 12 months ending January, 2017 was \$220,000, versus the same period last year when it was \$199,500, up 10.3 percent.

Total sales of residential homes for Rockport MLS for the 12 months ending January, 2017 was 475, a decrease of 13.0 percent (71 homes) versus the same period 2016.

The average Days on Market for residential homes for the 12 months ending January, 2017 was 155, 1.9 percent shorter 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.

Offices in Victoria, Rockport, Ingleside, Cuero, Wharton, and Columbus, Texas.
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ROCKPORT MLS SINGLE-FAMILY

ALL CATEGORIES	12 Months Ending January, 2016	12 Months Ending January,	PERCENT CHANGE
Residential property sales*	451	404	-10.4%
Residential total dollar volume*	\$119,860,287	\$115,177,412	-3.9%
Average residential sales price*	\$265,766	\$285,093	7.3%
Median residential sales price*	\$218,000	\$233,450	7.1%
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 \$285,093 for the 12 months ending January 2017, up 7.3 percent versus the same period last year when it was \$265,766.

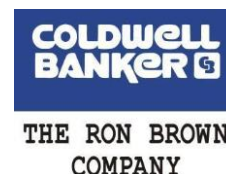
The median price of residential homes for the 12 months ending January 2017 was \$233,450, versus the same period last year when it was \$218,000, an increase of 7.1 percent.

Total sales of residential homes for Rockport MLS for the 12 months ending January 2017 was 404, down 10.4 percent (47 homes) versus the same period last year when it was 451.

The average Days on Market for residential homes for the 12 months ending January 2017 was 157, 1.9 percent shorter 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 homes market. Six (6) months of inventory is considered a balanced market.

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ROCKPORT MLS CONDO/TOWNHOUSE

ALL CATEGORIES	12 Months Ending January,	12 Months Ending January,	PERCENT CHANGE
Condo/Townhouse sales*	95	71	-25.3%
Total dollar volume*	\$14,476,150	\$12,450,469	-14.0%
Average sales price*	\$152,381	\$175,359	15.1%
Median sales price*	\$145,500	\$160,000	10.0%
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 \$175,359 for the 12 months ending January 2017, up 15.1 percent versus the same period last year when it was \$152,381.

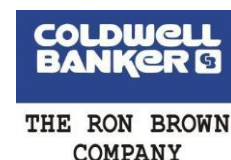
The median price of condo/townhouses for the 12 months ending January 2017 was \$160,000, versus the same period last year when it was \$145,500, an increase of 10.0 percent.

Total sales of condo/townhouses for Rockport MLS for the 12 months ending January 2017 was 71, a decrease of 25.3 percent (24 homes) versus the same period last year.

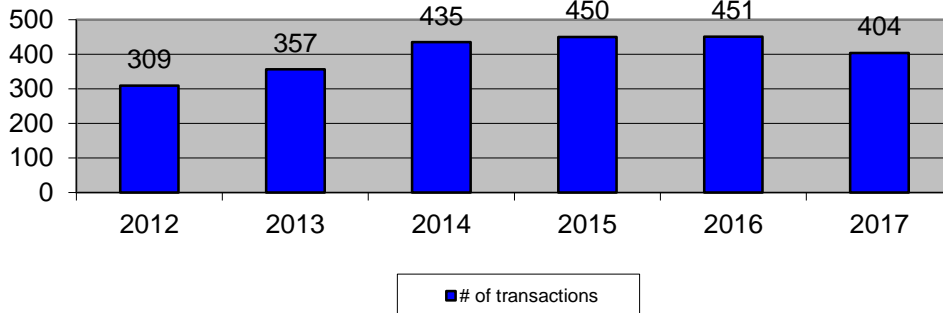
The average Days on Market for condo/townhouses for the 12 months ending January 2017 was 146, 2.7 percent shorter than the same period last year.

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

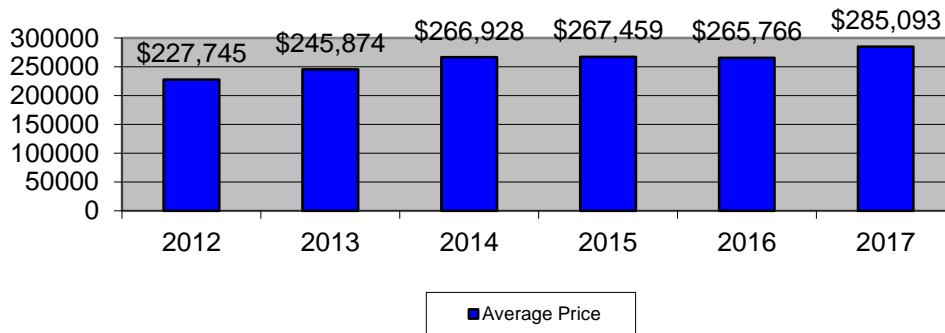
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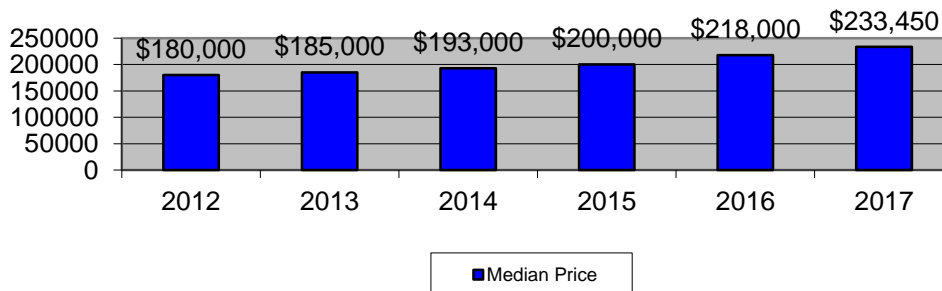
Rockport MLS Sales Single-Family 12 Months Ending January



Rockport MLS Sales Single-Family 12 Months Ending January



Rockport MLS Sales Single-Family 12 Months Ending January

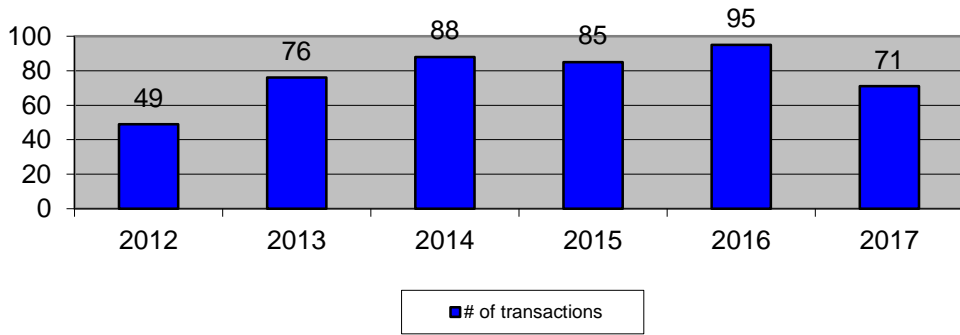


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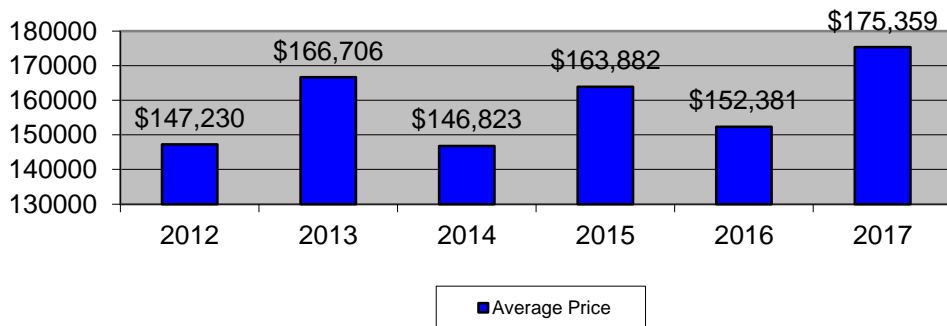


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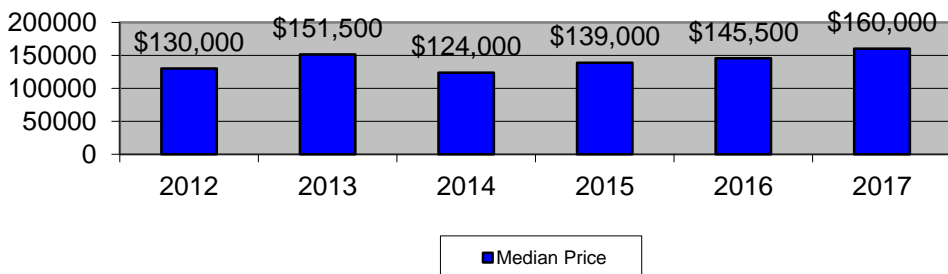
**Rockport MLS Sales
Condo/Townhouse
12 Month Period Ending January**



**Rockport MLS Sales
Condo/Townhouse
12 Month Period Ending January**



**Rockport MLS Sales
Condo/Townhouse
12 Month Period Ending January**



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Rockport MLS Sales

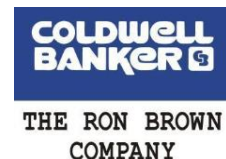
Single-Family and Condo/Townhouse

12 Months Ending 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	73	57	126	198
\$100,000 - \$199,999	200	153	137	120
\$200,000 - \$299,999	151	142	148	145
\$300,000 - \$399,999	49	45	155	149
\$400,000 - \$499,999	24	22	239	166
\$500,000 - \$599,999	22	19	270	264
\$600,000 - \$699,999	9	16	337	196
\$700,000 - \$799,999	3	12	512	283
\$800,000 - \$899,999	8	4	216	280
\$900,000 - \$999,999	2	0	95	0
\$1,000,000 - \$1,099,999	2	0	129	0
\$1,100,000 - \$1,199,999	1	1	758	81
\$1,200,000 - \$1,299,999	2	0	409	0
\$1,300,000 - \$1,399,999	0	2	0	169
\$1,400,000 - \$1,499,999	0	1	0	62
\$1,700,000 - \$1,799,999	0	1	0	64
Total	546	475		

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Rockport MLS Sales Single-Family 12 Months Ending 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	41	38	152	229
\$100,000 - \$199,999	161	130	135	127
\$200,000 - \$299,999	130	116	135	130
\$300,000 - \$399,999	46	44	148	145
\$400,000 - \$499,999	24	21	239	172
\$500,000 - \$599,999	22	19	270	264
\$600,000 - \$699,999	9	15	337	209
\$700,000 - \$799,999	3	12	512	283
\$800,000 - \$899,999	8	4	216	280
\$900,000 - \$999,999	2	0	95	0
\$1,000,000 - \$1,099,999	2	0	129	0
\$1,100,000 - \$1,199,999	1	1	758	81
\$1,200,000 - \$1,299,999	2	0	409	0
\$1,300,000 - \$1,399,999	0	2	0	169
\$1,400,000 - \$1,499,999	0	1	0	62
\$1,700,000 - \$1,799,999	0	1	0	64
Total	451	404		

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**Rockport MLS Sales
Condo/Townhouse
12 Months Ending 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	32	19	92	137
\$100,000 - \$199,999	39	23	145	81
\$200,000 - \$299,999	21	26	231	213
\$300,000 - \$399,999	3	1	263	314
\$400,000 - \$499,999	0	1	0	51
\$600,000 - \$699,999	0	1	0	1
Total	95	71		

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