

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



ALL CATEGORIES	Jan-June, 2016	Jan-June, 2017	PERCENT CHANGE
Residential property sales*	240	249	3.8%
Residential total dollar volume*	\$63,211,106	\$65,950,296	4.3%
Average residential sales price*	\$263,380	\$264,861	0.6%
Median residential sales price*	\$209,450	\$221,000	5.5%
Total active listings end of month*	346	394	13.9%
Months inventory*	7.8	8.4	7.7%

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

Residential Homes Update

The average sales price for residential homes was \$264,861 for January thru June 2017, up 0.6 percent versus January thru June 2016 when it was \$263,380.

The median price of residential homes for the first six months of 2017 was \$221,000, versus the same period in 2016 when it was \$209,450, an increase of 5.5 percent.

Total sales of residential homes for Rockport MLS for January thru June 2017 was 249, an increase of 3.8 percent (9 homes) versus the same period 2016.

The average Days on Market for residential homes for January thru June 2017 was 155, 4.9 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.

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ROCKPORT MLS SINGLE-FAMILY

ALL CATEGORIES	Jan-June, 2016	Jan-June, 2017	PERCENT CHANGE
Residential property sales*	196	203	3.6%
Residential total dollar volume*	\$55,000,856	\$59,166,196	7.6%
Average residential sales price*	\$280,617	\$291,459	3.9%
Median residential sales price*	\$227,088	\$245,000	7.9%
Total active listings end of month*	289	311	7.6%
Months inventory*	8.4	8.2	-2.4%

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

Residential Homes Update

The average sales price for residential homes was \$291,459 for January thru June 2017, up 3.9 percent versus January thru June 2016 when it was \$280,617.

The median price of residential homes for the first six months of 2017 was \$245,000, versus the same period in 2016 when it was \$227,088, an increase of 7.9 percent.

Total sales of residential homes for Rockport MLS for January thru June 2017 was 203, an increase of 3.6 percent (7 homes) versus the same period 2016.

The average Days on Market for residential homes for January thru June 2017 was 158, 5.4 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.

ROCKPORT MLS CONDO/TOWNHOUSE

ALL CATEGORIES	Jan-June, 2016	Jan-June, 2017	PERCENT CHANGE
Condo/Townhouse sales*	44	46	4.5%
Total dollar volume*	\$8,210,250	\$6,784,100	-17.4%
Average sales price*	\$186,597	\$147,480	-21.0%
Median sales price*	\$175,000	\$126,000	-28.0%
Total active listings end of month*	57	83	45.6%
Months inventory*	5.7	9.2	61.4%

*This figure refers to the condo/townhouse market.

Condo/Townhouse Update

The average sales price for condo/townhouses was \$147,480 for January thru June 2017, down 21.0 percent versus January thru June 2016 when it was \$186,597.

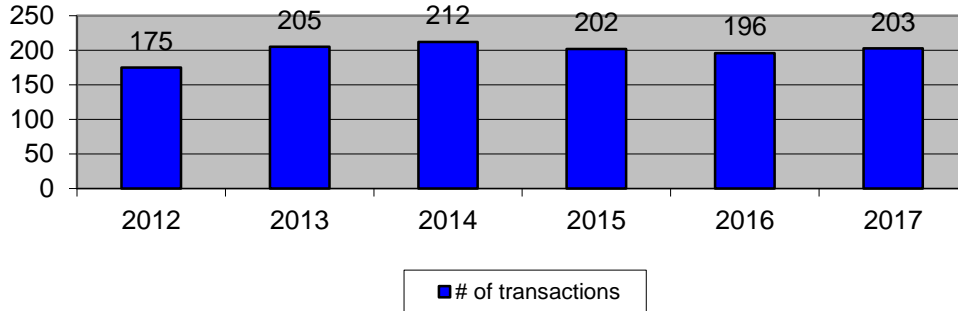
The median price of condo/townhouses for the first six months of 2017 was \$126,000, versus the same period in 2016 when it was \$175,000, a decrease of 28.0 percent.

Total sales of condo/townhouses for Rockport MLS for January thru June 2017 was 46, an increase of 4.5 percent (2 homes) versus the same period 2016.

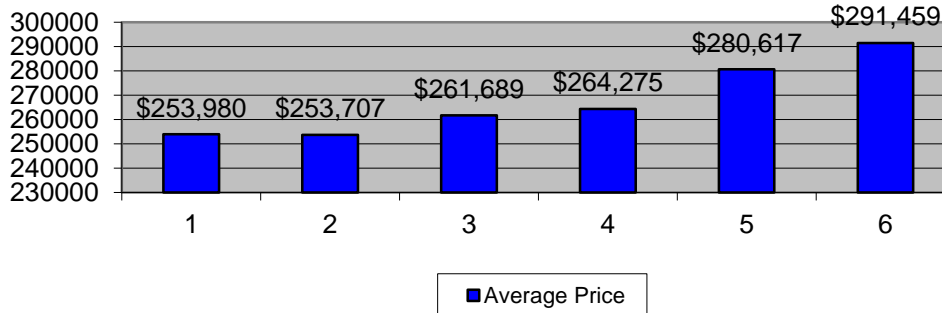
The average Days on Market for condo/townhouses for January thru June 2017 was 142, 0.7 percent shorter than the same period last year.

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.

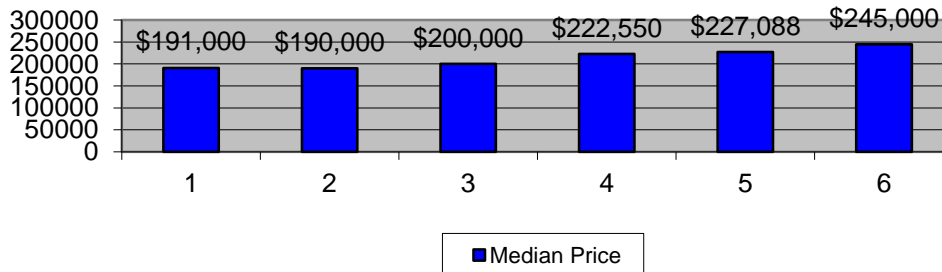
Rockport MLS Sales Single-Family January Thru June



Rockport MLS Sales Single-Family January Thru June



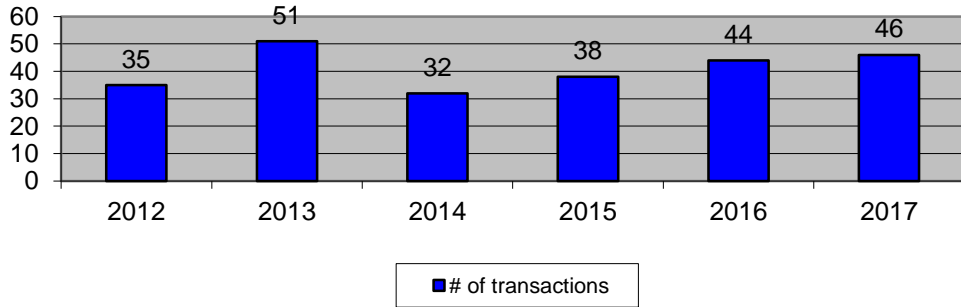
Rockport MLS Sales Single-Family January Thru June



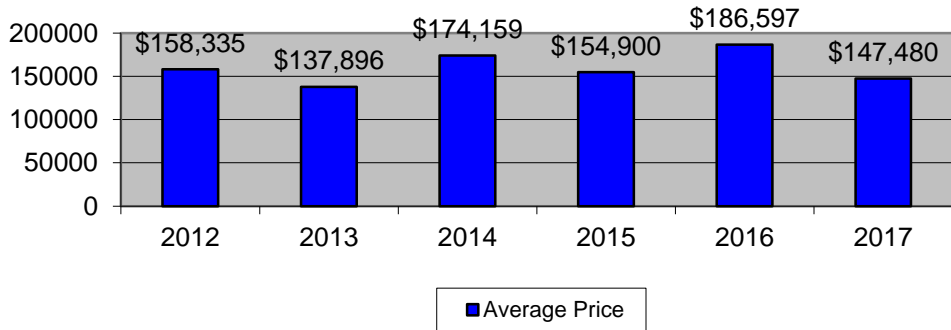
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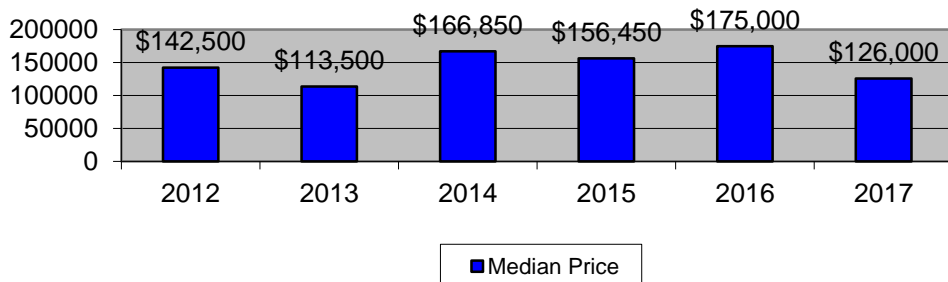
Rockport MLS Sales Condo/Townhouse January Thru June



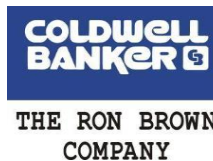
Rockport MLS Sales Condo/Townhouse January Thru June



Rockport MLS Sales Condo/Townhouse January Thru June



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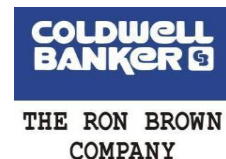


Rockport MLS Sales Single-Family and Condo/Townhouse January Thru June

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	32	29	278	110
\$100,000 - \$199,999	79	76	119	143
\$200,000 - \$299,999	67	76	147	140
\$300,000 - \$399,999	20	33	112	161
\$400,000 - \$499,999	14	17	166	206
\$500,000 - \$599,999	11	4	293	218
\$600,000 - \$699,999	8	4	211	240
\$700,000 - \$799,999	5	2	232	407
\$800,000 - \$899,999	2	3	84	374
\$900,000 - \$999,999	0	4	0	178
\$1,300,000 - \$1,399,999	1	0	141	0
\$1,400,000 - \$1,499,999	1	1	62	460
Total	240	249		

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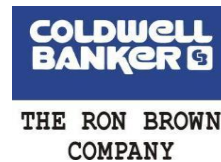


Rockport MLS Sales Single-Family January Thru June

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	22	13	320	105
\$100,000 - \$199,999	63	57	119	144
\$200,000 - \$299,999	51	67	143	133
\$300,000 - \$399,999	20	31	112	164
\$400,000 - \$499,999	13	17	175	206
\$500,000 - \$599,999	11	4	293	218
\$600,000 - \$699,999	7	4	241	240
\$700,000 - \$799,999	5	2	232	407
\$800,000 - \$899,999	2	3	84	374
\$900,000 - \$999,999	0	4	0	178
\$1,300,000 - \$1,399,999	1	0	141	0
\$1,400,000 - \$1,499,999	1	1	62	460
Total	196	203		

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Rockport MLS Sales Condo/Townhouse January Thru June

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	10	16	184	113
\$100,000 - \$199,999	16	19	117	142
\$200,000 - \$299,999	16	9	159	195
\$300,000 - \$399,999	0	2	0	121
\$400,000 - \$499,999	1	0	51	0
\$600,000 - \$699,999	1	0	1	0
Total	44	46		

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