

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



ALL CATEGORIES	December, 2016	December, 2017	PERCENT CHANGE
Residential property sales*	33	24	-27.3%
Residential total dollar volume*	\$9,439,665	\$5,103,255	-45.9%
Average residential sales price*	\$286,050	\$212,636	-25.7%
Median residential sales price*	\$207,000	\$214,750	3.7%
Total active listings end of month*	286	200	-30.1%
Months inventory*	8.3	10.5	26.5%

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

Residential Homes Update

The average sales price for residential homes was \$212,636 for December 2017, down 25.7 percent versus December 2016 when it was \$286,050.

The median price of residential homes for December 2017 was \$214,750, versus December 2016 when it was \$207,000, up 3.7 percent.

Total sales of residential homes for Rockport MLS for December 2017 was 24, a decrease of 27.3 percent (9 homes) versus the same period last year.

The average Days on Market for residential homes for December 2017 was 143, 21.4 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 and condo/townhouse market. Six (6) months of inventory is considered a balanced market.

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ROCKPORT MLS SINGLE-FAMILY

ALL CATEGORIES	December, 2016	December, 2017	PERCENT CHANGE
Residential property sales*	29	24	-17.2%
Residential total dollar volume*	\$8,786,265	\$5,103,255	-41.9%
Average residential sales price*	\$302,940	\$212,636	-29.8%
Median residential sales price*	\$229,500	\$214,750	-6.4%
Total active listings end of month*	231	175	-24.2%
Months inventory*	7.5	9.6	28.0%

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

Residential Homes Update

The average sales price for residential homes was \$212,636 for December 2017, down 29.8 percent versus December 2016 when it was \$302,940.

The median price of residential homes for December 2017 was \$214,750, versus December 2016 when it was \$229,500, a decrease of 6.4 percent.

Total sales of residential homes for Rockport MLS for December 2017 was 24, down 17.2 percent (5 homes) versus December 2016 when it was 29.

The average Days on Market for residential homes for December 2017 was 143, 12.8 percent shorter than December 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	December, 2016	December, 2017	PERCENT CHANGE
Condo/Townhouse sales*	4	0	-100.0%
Total dollar volume*	\$654,400	\$0	-100.0%
Average sales price*	\$163,600	\$0	-100.0%
Median sales price*	\$173,450	\$0	-100.0%
Total active listings end of month*	55	25	-54.5%
Months inventory*	15.0	37.3	148.7%

*This figure refers to the condo/townhouse market.

Condo/Townhouse Update

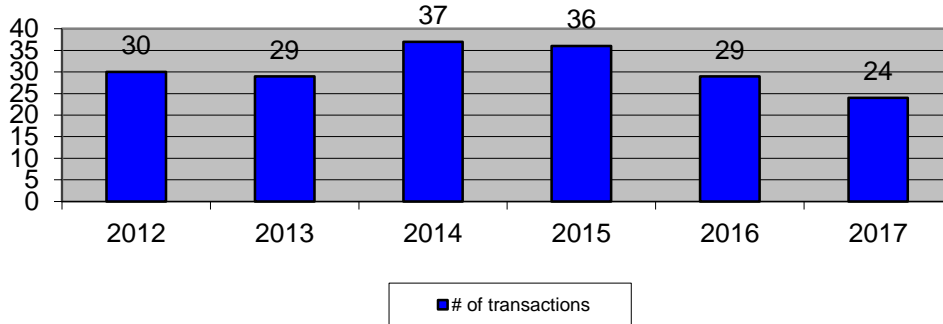
There were no condo/townhouse sales in the month of December, 2017.

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.

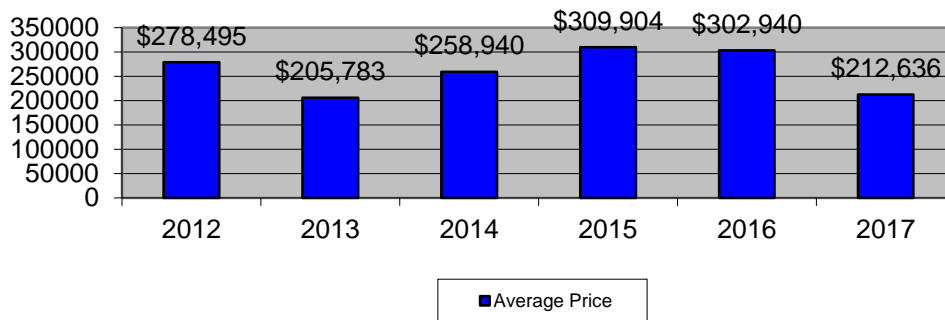
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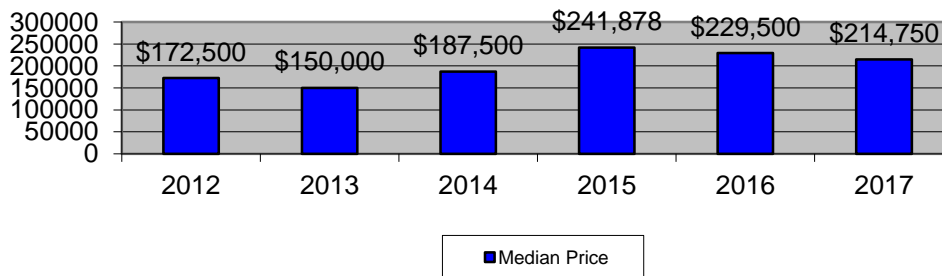
Rockport MLS Sales Single-Family Month of December



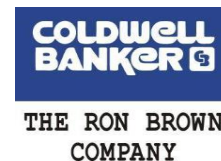
Rockport MLS Sales Single-Family Month of December



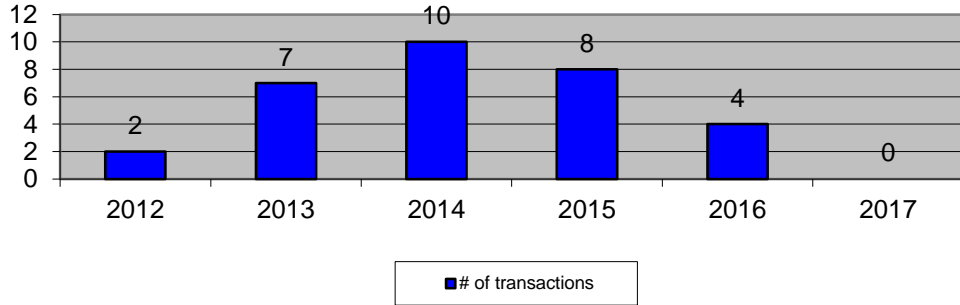
Rockport MLS Sales Single-Family Month of December



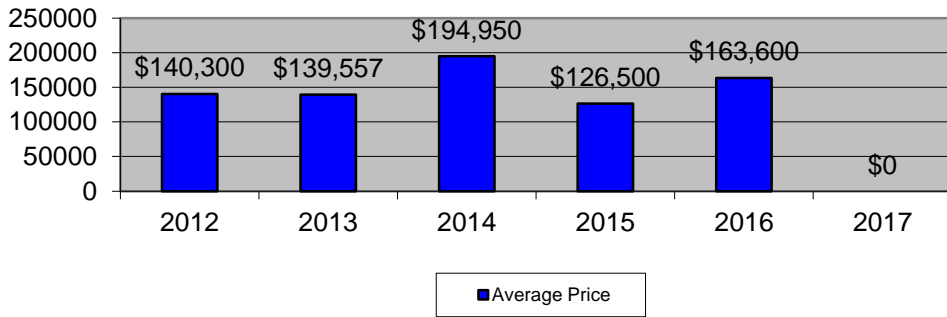
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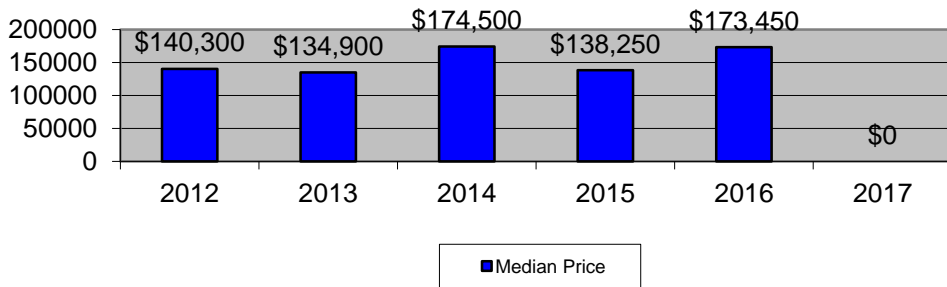
**Rockport MLS Sales
Condo/Townhouse
Month of December**



**Rockport MLS Sales
Condo/Townhouse
Month of December**



**Rockport MLS Sales
Condo/Townhouse
Month of December**



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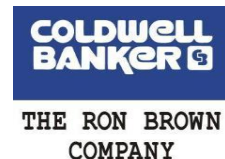


Rockport MLS Sales Single-Family and Condo/Townhouse Month of December

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	4	1	142	74
\$100,000 - \$199,999	11	10	89	87
\$200,000 - \$299,999	9	12	243	199
\$300,000 - \$399,999	1	1	88	117
\$400,000 - \$499,999	3	0	148	0
\$500,000 - \$599,999	2	0	266	0
\$600,000 - \$699,999	1	0	79	0
\$700,000 - \$799,999	1	0	1034	0
\$1,100,000 - \$1,199,999	1	0	81	0
Total	33	24		

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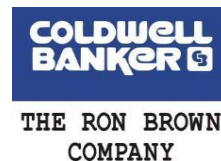


Rockport MLS Sales Single-Family Month of December

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	1	166	74
\$100,000 - \$199,999	10	10	88	87
\$200,000 - \$299,999	7	12	158	199
\$300,000 - \$399,999	1	1	88	117
\$400,000 - \$499,999	3	0	148	0
\$500,000 - \$599,999	2	0	266	0
\$600,000 - \$699,999	1	0	79	0
\$700,000 - \$799,999	1	0	1034	0
\$1,100,000 - \$1,199,999	1	0	81	0
Total	29	24		

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Rockport MLS Sales Condo/Townhouse Month of December

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	69	0
\$100,000 - \$199,999	1	0	102	0
\$200,000 - \$299,999	2	0	538	0
Total	4	0		

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