

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



ALL CATEGORIES	Jan-Feb, 2017	Jan-Feb, 2018	PERCENT CHANGE
Residential property sales*	61	45	-26.2%
Residential total dollar volume*	\$16,382,200	\$9,985,500	-39.0%
Average residential sales price*	\$268,561	\$221,900	-17.4%
Median residential sales price*	\$242,000	\$202,500	-16.3%
Total active listings end of month*	322	188	-41.6%
Months inventory*	10.3	8.1	-21.4%

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

Residential Homes Update

The average sales price for residential homes was \$221,900 for January thru February 2018, down 17.4 percent versus January thru February 2017 when it was \$268,561.

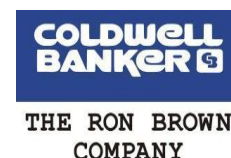
The median price of residential homes for the first two months of 2018 was \$202,500, versus the same period in 2017 when it was \$242,000, a decrease of 16.3 percent.

Total sales of residential homes for Rockport MLS for January thru February 2018 was 45, a decrease of 26.2 percent (16 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru February 2018 was 204, 32.5 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	Jan-Feb, 2017	Jan-Feb, 2018	PERCENT CHANGE
Residential property sales*	50	41	-18.0%
Residential total dollar volume*	\$14,540,300	\$9,101,100	-37.4%
Average residential sales price*	\$290,806	\$221,978	-23.7%
Median residential sales price*	\$245,000	\$202,500	-17.3%
Total active listings end of month*	271	159	-41.3%
Months inventory*	10.3	7.2	-30.1%

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

Residential Homes Update

The average sales price for residential homes was \$221,978 for January thru February 2018, down 23.7 percent versus January thru February 2017 when it was \$290,806.

The median price of residential homes for the first two months of 2018 was \$202,500, versus the same period in 2017 when it was \$245,000, a decrease of 17.3 percent.

Total sales of residential homes for Rockport MLS for January thru February 2018 was 41, a decrease of 18.0 percent (9 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru February 2018 was 193, 22.9 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 homes market. Six (6) months of inventory is considered a balanced market.

ROCKPORT MLS CONDO/TOWNHOUSE

ALL CATEGORIES	Jan-Feb, 2017	Jan-Feb, 2018	PERCENT CHANGE
Condo/Townhouse sales*	11	4	-63.6%
Total dollar volume*	\$1,841,900	\$884,400	-52.0%
Average sales price*	\$167,445	\$221,100	32.0%
Median sales price*	\$145,900	\$191,000	30.9%
Total active listings end of month*	51	29	-43.1%
Months inventory*	10.2	21.8	113.7%

*This figure refers to the condo/townhouse market.

Condo/Townhouse Update

The average sales price for condo/townhouses was \$221,100 for January thru February 2018, up 32.0 percent versus January thru February 2017 when it was \$167,445.

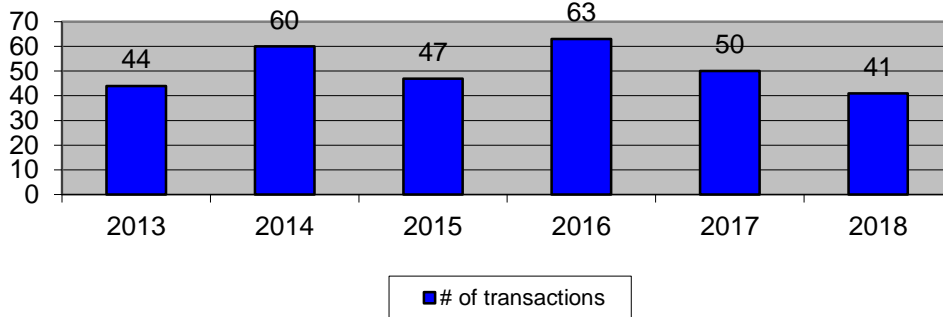
The median price of condo/townhouses for the first two months of 2018 was \$191,000, versus the same period in 2017 when it was \$145,900, an increase of 30.9 percent.

Total sales of condo/townhouses for Rockport MLS for January thru February 2018 was 4, a decrease of 63.6 percent (7 homes) versus the same period 2017.

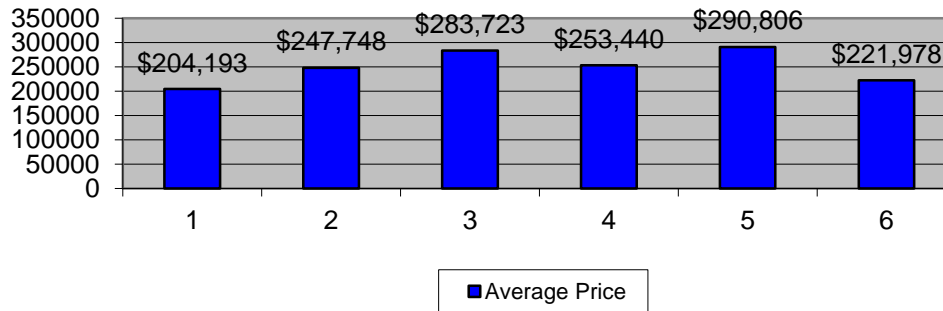
The average Days on Market for condo/townhouses for January thru February 2018 was 323, 132.4 percent longer than the same period last year.

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

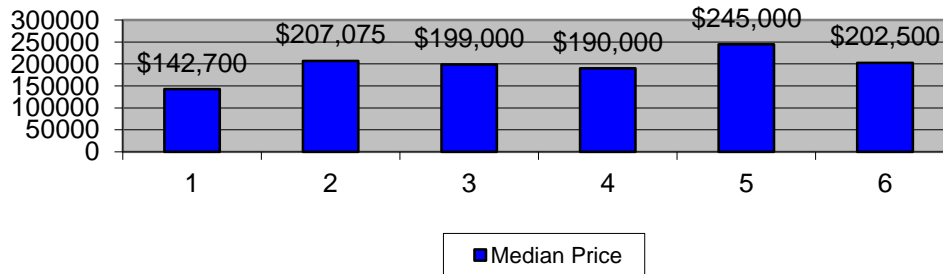
Rockport MLS Sales Single-Family January Thru February



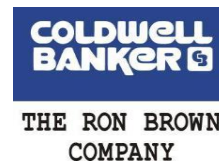
Rockport MLS Sales Single-Family January Thru February



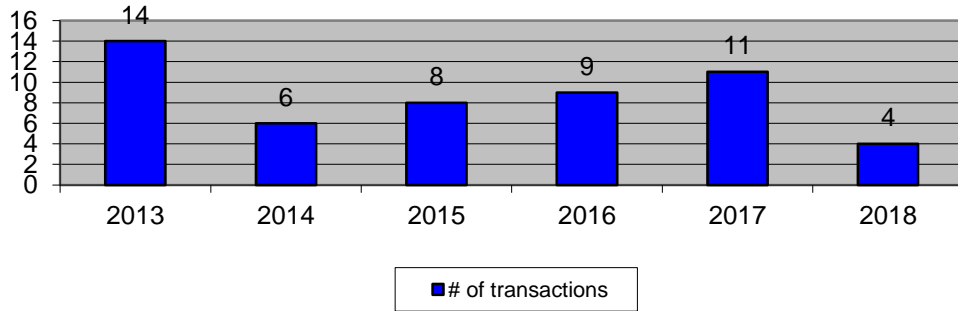
Rockport MLS Sales Single-Family January Thru February



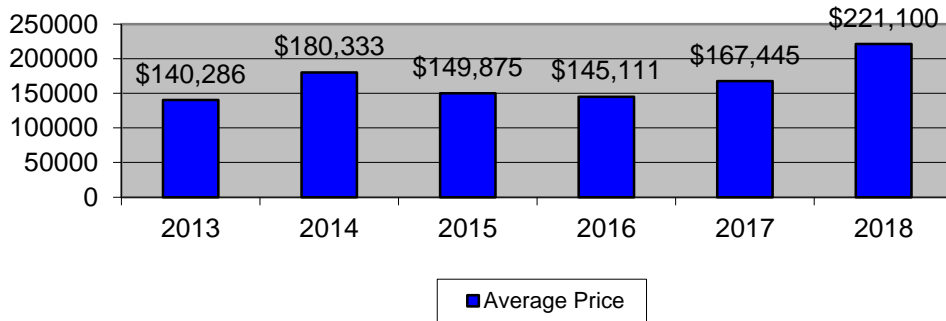
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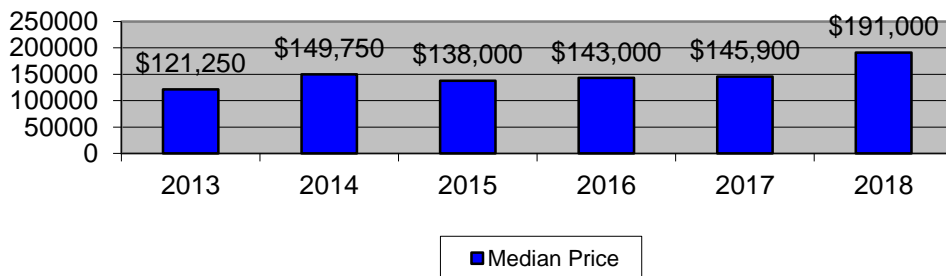
Rockport MLS Sales Condo/Townhouse January Thru February



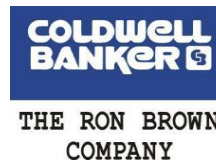
Rockport MLS Sales Condo/Townhouse January Thru February



Rockport MLS Sales Condo/Townhouse January Thru February



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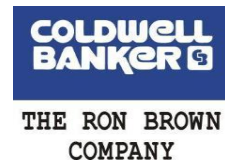


Rockport MLS Sales Single-Family and Condo/Townhouse January Thru February

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2017 Count</u>	<u>2018 Count</u>	<u>2017 Average Days On Market</u>	<u>2018 Average Days On Market</u>
\$0 - \$99,999	4	5	214	72
\$100,000 - \$199,999	21	17	128	137
\$200,000 - \$299,999	16	16	117	181
\$300,000 - \$399,999	9	4	136	438
\$400,000 - \$499,999	8	1	180	345
\$500,000 - \$599,999	0	1	0	440
\$600,000 - \$699,999	2	0	230	0
\$700,000 - \$799,999	0	0	0	0
\$800,000 - \$899,999	1	1	831	1057
Total	61	45		

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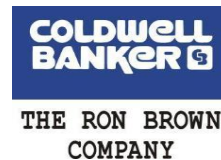


Rockport MLS Sales Single-Family January Thru February

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2017 Count</u>	<u>2018 Count</u>	<u>2017 Average Days On Market</u>	<u>2018 Average Days On Market</u>
\$0 - \$99,999	2	5	172	72
\$100,000 - \$199,999	16	15	147	148
\$200,000 - \$299,999	13	15	104	178
\$300,000 - \$399,999	8	3	135	266
\$400,000 - \$499,999	8	1	180	345
\$500,000 - \$599,999	0	1	0	440
\$600,000 - \$699,999	2	0	230	0
\$700,000 - \$799,999	0	0	0	0
\$800,000 - \$899,999	1	1	831	1057
Total	50	41		

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Rockport MLS Sales Condo/Townhouse January Thru February

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2017 Count</u>	<u>2018 Count</u>	<u>2017 Average Days On Market</u>	<u>2018 Average Days On Market</u>
\$0 - \$99,999	2	0	256	0
\$100,000 - \$199,999	5	2	67	55
\$200,000 - \$299,999	3	1	177	226
\$300,000 - \$399,999	1	1	144	955
Total	11	4		

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