

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



ALL CATEGORIES	February, 2017	February, 2018	PERCENT CHANGE
Residential property sales*	36	24	-33.3%
Residential total dollar volume*	\$10,437,300	\$5,599,100	-46.4%
Average residential sales price*	\$289,925	\$233,296	-19.5%
Median residential sales price*	\$255,000	\$206,250	-19.1%
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 \$233,296 for February 2018, down 19.5 percent versus February 2017 when it was \$289,925.

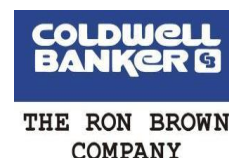
The median price of residential homes for February 2018 was \$206,250, versus February 2017 when it was \$255,000, down 19.1 percent.

Total sales of residential homes for Rockport MLS for February 2018 was 24, a decrease of 33.3 percent (12 homes) versus the same period last year.

The average Days on Market for residential homes for February 2018 was 202, 53.0 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.

Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018



ROCKPORT MLS SINGLE-FAMILY

ALL CATEGORIES	February, 2017	February, 2018	PERCENT CHANGE
Residential property sales*	28	23	-17.9%
Residential total dollar volume*	\$9,167,400	\$5,466,600	-40.4%
Average residential sales price*	\$327,407	\$237,678	-27.4%
Median residential sales price*	\$327,500	\$210,000	-35.9%
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 \$237,678 for February 2018, down 27.4 percent versus February 2017 when it was \$327,407.

The median price of residential homes for February 2018 was \$210,000, versus February 2017 when it was \$327,500, a decrease of 35.9 percent.

Total sales of residential homes for Rockport MLS for February 2018 was 23, down 17.9 percent (5 homes) versus February 2017 when it was 28.

The average Days on Market for residential homes for February 2018 was 208, 60.0 percent longer than February 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 single-family homes market. Six (6) months of inventory is considered a balanced market.

ROCKPORT MLS CONDO/TOWNHOUSE

ALL CATEGORIES	February, 2017	February, 2018	PERCENT CHANGE
Condo/Townhouse sales*	8	1	-87.5%
Total dollar volume*	\$1,269,900	\$132,500	-89.6%
Average sales price*	\$158,738	\$132,500	-16.5%
Median sales price*	\$140,950	\$132,500	-6.0%
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 \$132,500 for February 2018, down 16.5 percent versus February 2017 when it was \$158,738.

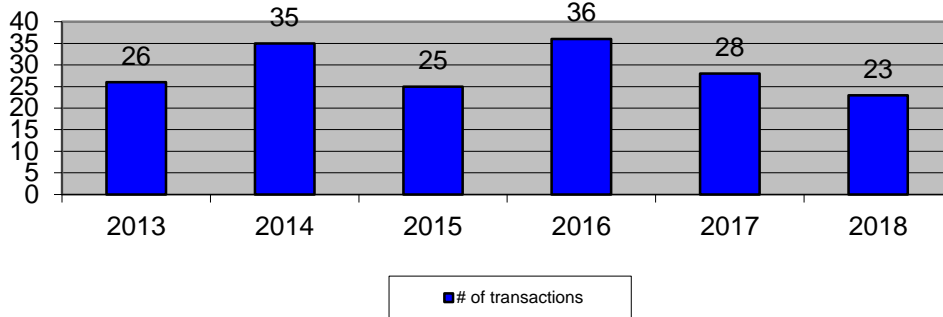
The median price of condo/townhouses for February 2018 was \$132,500, versus February 2017 when it was \$140,950, a decrease of 6.0 percent.

Total sales of condo/townhouses for Rockport MLS for February 2018 was 1, a decrease of 87.5 percent (7 homes) versus the same period last year.

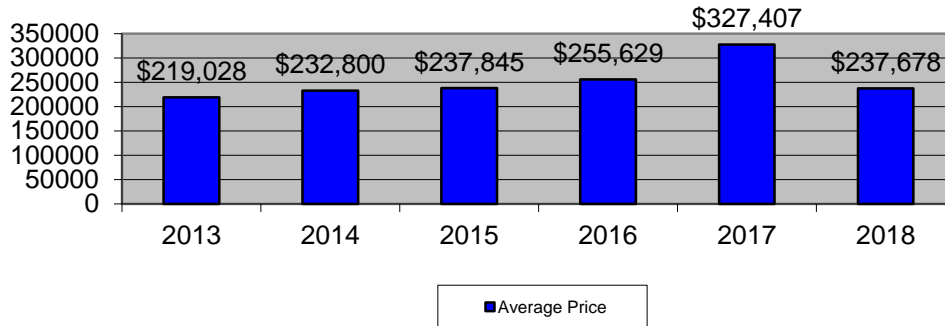
The average Days on Market for condo/townhouses for February 2018 was 64, 54.0 percent shorter than February 2017.

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.

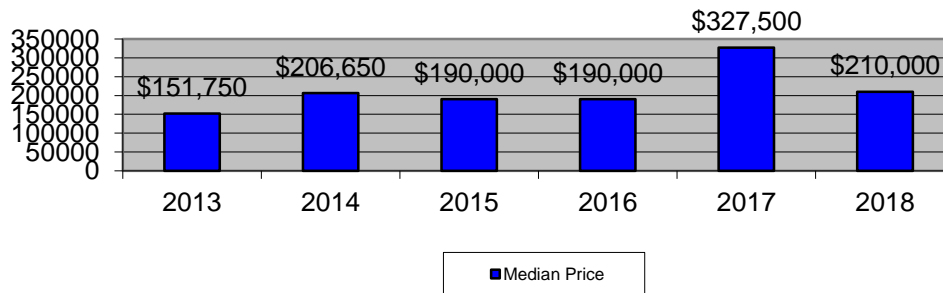
Rockport MLS Sales Single-Family Month of February



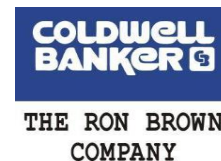
Rockport MLS Sales Single-Family Month of February



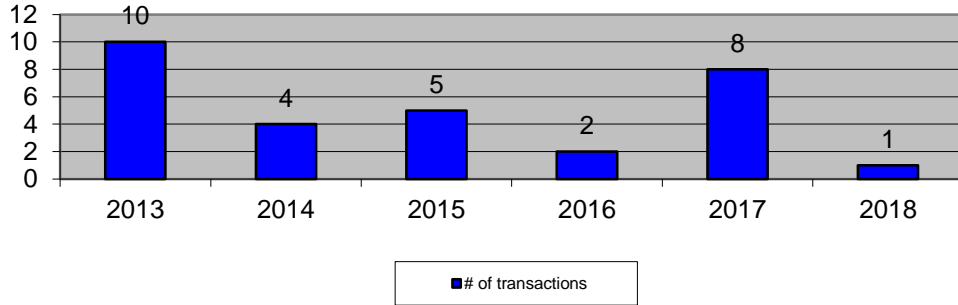
Rockport MLS Sales Single-Family Month of February



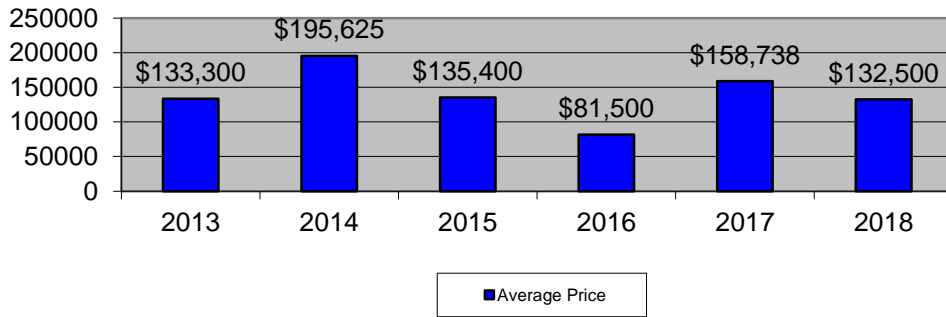
Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018



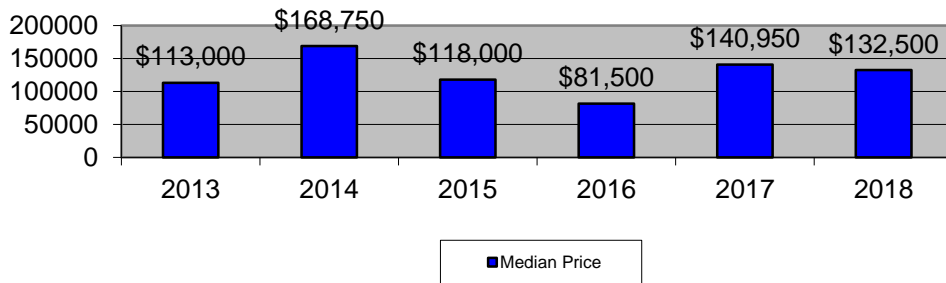
Rockport MLS Sales Condo/Townhouse Month of February



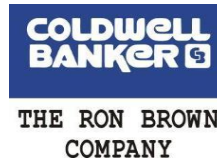
Rockport MLS Sales Condo/Townhouse Month of February



Rockport MLS Sales Condo/Townhouse Month of February



Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018

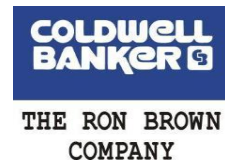


Rockport MLS Sales Single-Family and Condo/Townhouse Month of February

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	2	256	36
\$100,000 - \$199,999	11	9	73	127
\$200,000 - \$299,999	6	9	122	199
\$300,000 - \$399,999	8	3	105	266
\$400,000 - \$499,999	7	0	202	0
\$500,000 - \$599,999	0	0	0	0
\$600,000 - \$699,999	2	0	230	0
\$700,000 - \$799,999	0	0	0	0
\$800,000 - \$899,999	0	1	0	1057
Total	36	24		

Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018

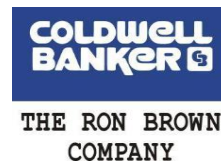


Rockport MLS Sales Single-Family Month of February

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	0	2	0	36
\$100,000 - \$199,999	7	8	68	135
\$200,000 - \$299,999	5	9	120	199
\$300,000 - \$399,999	7	3	100	266
\$400,000 - \$499,999	7	0	202	0
\$500,000 - \$599,999	0	0	0	0
\$600,000 - \$699,999	2	0	230	0
\$700,000 - \$799,999	0	0	0	0
\$800,000 - \$899,999	0	1	0	1057
Total	28	23		

Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018



Rockport MLS Sales Condo/Townhouse Month of 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	4	1	81	64
\$200,000 - \$299,999	1	0	133	0
\$300,000 - \$3299,999	1	0	144	0
Total	8	1		

Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018

