

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



ALL CATEGORIES	Jan-March, 2017	Jan-March, 2018	PERCENT CHANGE
Residential property sales*	108	74	-31.5%
Residential total dollar volume*	\$27,790,360	\$16,882,750	-39.2%
Average residential sales price*	\$257,318	\$228,145	-11.3%
Median residential sales price*	\$216,950	\$206,250	-4.9%
Total active listings end of month*	344	187	-45.6%
Months inventory*	9.6	7.6	-20.8%

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

Residential Homes Update

The average sales price for residential homes was \$228,145 for January thru March 2018, down 11.3 percent versus January thru March 2017 when it was \$257,318.

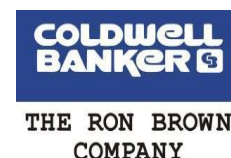
The median price of residential homes for the first three months of 2018 was \$206,250, versus the same period in 2017 when it was \$216,950, a decrease of 4.9 percent.

Total sales of residential homes for Rockport MLS for January thru March 2018 was 74, a decrease of 31.5 percent (34 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru March 2018 was 172, 19.4 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 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-March, 2017	Jan-March, 2018	PERCENT CHANGE
Residential property sales*	89	70	-21.3%
Residential total dollar volume*	\$25,072,260	\$15,998,350	-36.2%
Average residential sales price*	\$281,711	\$228,548	-18.9%
Median residential sales price*	\$242,000	\$206,250	-14.8%
Total active listings end of month*	284	160	-43.7%
Months inventory*	9.6	6.9	-28.1%

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

Residential Homes Update

The average sales price for residential homes was \$228,548 for January thru March 2018, down 18.9 percent versus January thru March 2017 when it was \$281,711.

The median price of residential homes for the first three months of 2018 was \$206,250, versus the same period in 2017 when it was \$242,000, a decrease of 14.8 percent.

Total sales of residential homes for Rockport MLS for January thru March 2018 was 70, a decrease of 21.3 percent (19 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru March 2018 was 163, 15.6 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-March, 2017	Jan-March, 2018	PERCENT CHANGE
Condo/Townhouse sales*	19	4	-78.9%
Total dollar volume*	\$2,718,100	\$884,400	-67.5%
Average sales price*	\$143,058	\$221,100	54.6%
Median sales price*	\$125,000	\$191,000	52.8%
Total active listings end of month*	60	27	-55.0%
Months inventory*	9.5	20.3	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 March 2018, up 54.6 percent versus January thru March 2017 when it was \$143,058.

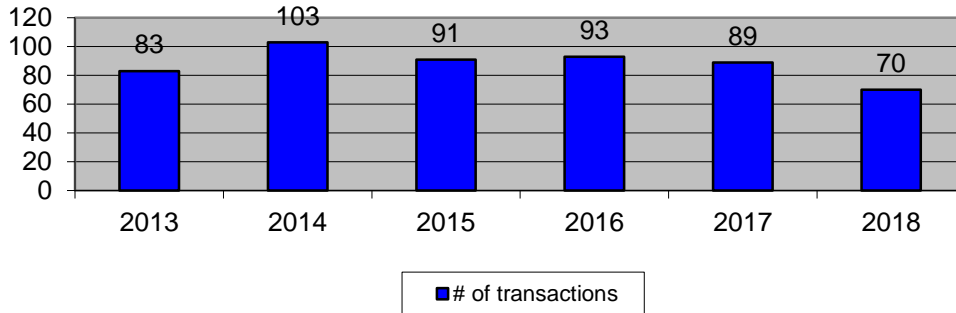
The median price of condo/townhouses for the first three months of 2018 was \$191,000, versus the same period in 2017 when it was \$125,000, an increase of 52.8 percent.

Total sales of condo/townhouses for Rockport MLS for January thru March 2018 was 4, a decrease of 78.9 percent (15 homes) versus the same period 2017.

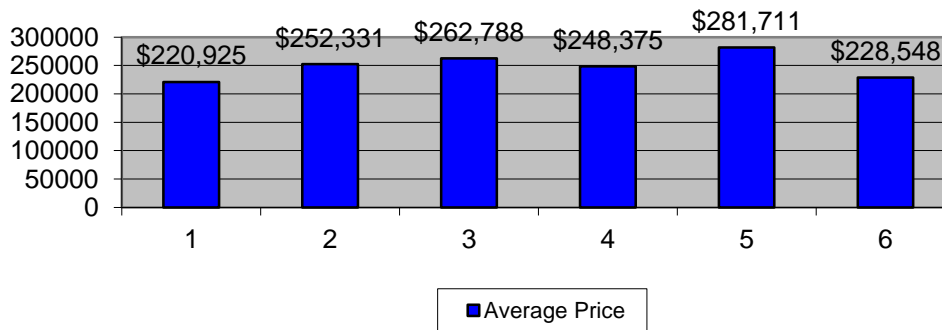
The average Days on Market for condo/townhouses for January thru March 2018 was 323, 105.7 percent longer than the same period last year.

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.

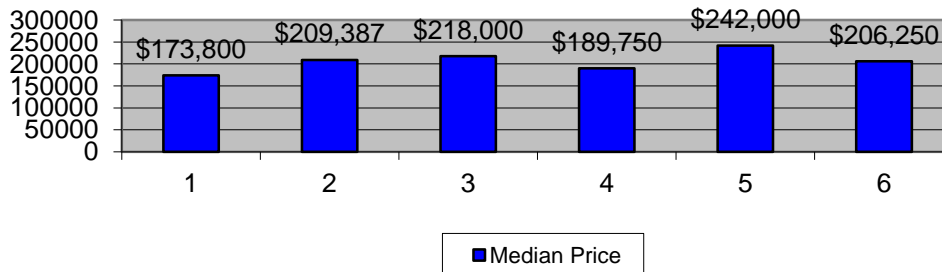
Rockport MLS Sales Single-Family January Thru March



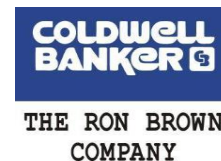
Rockport MLS Sales Single-Family January Thru March



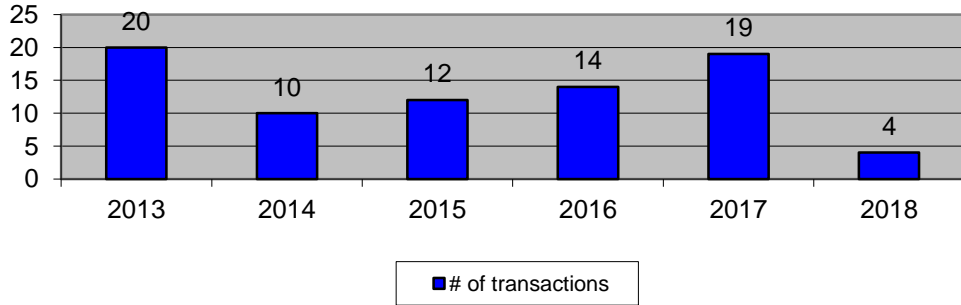
Rockport MLS Sales Single-Family January Thru March



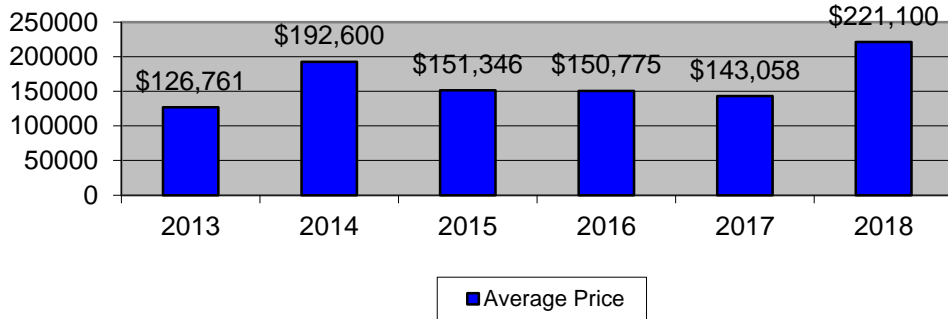
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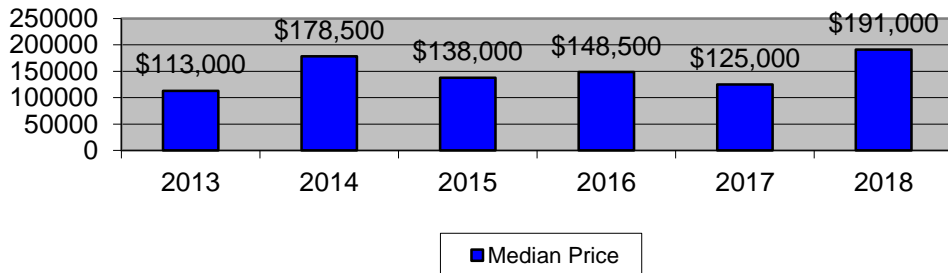
Rockport MLS Sales Condo/Townhouse January Thru March



Rockport MLS Sales Condo/Townhouse January Thru March



Rockport MLS Sales Condo/Townhouse January Thru March



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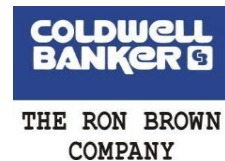


Rockport MLS Sales Single-Family and Condo/Townhouse January Thru March

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2017</u> <u>Count</u>	<u>2018</u> <u>Count</u>	<u>2017</u>	<u>2018</u>
			<u>Average</u> <u>Days On</u> <u>Market</u>	<u>Average</u> <u>Days On</u> <u>Market</u>
\$0 - \$99,999	12	11	146	144
\$100,000 - \$199,999	36	25	134	108
\$200,000 - \$299,999	30	25	117	150
\$300,000 - \$399,999	13	6	138	297
\$400,000 - \$499,999	10	2	157	247
\$500,000 - \$599,999	2	2	216	253
\$600,000 - \$699,999	3	0	204	0
\$700,000 - \$799,999	0	1	0	767
\$800,000 - \$899,999	1	2	831	567
\$900,000 - \$999,999	1	0	192	0
Total	108	74		

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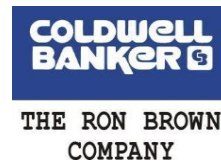


Rockport MLS Sales Single-Family January Thru March

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	5	11	113	144
\$100,000 - \$199,999	28	23	133	112
\$200,000 - \$299,999	27	24	110	147
\$300,000 - \$399,999	12	5	137	165
\$400,000 - \$499,999	10	2	157	247
\$500,000 - \$599,999	2	2	216	253
\$600,000 - \$699,999	3	0	204	0
\$700,000 - \$799,999	0	1	0	767
\$800,000 - \$899,999	1	2	831	567
\$900,000 - \$999,999	1	0	192	0
Total	89	70		

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Rockport MLS Sales Condo/Townhouse January Thru March

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	7	0	170	0
\$100,000 - \$199,999	8	2	140	55
\$200,000 - \$299,999	3	1	177	226
\$300,000 - \$399,999	1	1	144	955
Total	19	4		

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