

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



| <b>ALL CATEGORIES</b>               | <b>March, 2017</b> | <b>March, 2018</b> | <b>PERCENT CHANGE</b> |
|-------------------------------------|--------------------|--------------------|-----------------------|
| Residential property sales*         | 47                 | 28                 | -40.4%                |
| Residential total dollar volume*    | \$11,408,160       | \$6,843,250        | -40.0%                |
| Average residential sales price*    | \$242,727          | \$244,402          | 0.7%                  |
| Median residential sales price*     | \$203,000          | \$217,750          | 7.3%                  |
| 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 \$244,402 for March 2018, up 0.7 percent versus March 2017 when it was \$242,727.

The median price of residential homes for March 2018 was \$217,750, versus March 2017 when it was \$203,000, up 7.3 percent.

Total sales of residential homes for Rockport MLS for March 2018 was 28, a decrease of 40.4 percent (19 homes) versus the same period last year.

The average Days on Market for residential homes for March 2018 was 106, 19.1 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

| <b>ALL CATEGORIES</b>               | <b>March, 2017</b> | <b>March, 2018</b> | <b>PERCENT CHANGE</b> |
|-------------------------------------|--------------------|--------------------|-----------------------|
| Residential property sales*         | 39                 | 28                 | -28.2%                |
| Residential total dollar volume*    | \$10,531,960       | \$6,843,250        | -35.0%                |
| Average residential sales price*    | \$270,050          | \$244,402          | -9.5%                 |
| Median residential sales price*     | \$217,900          | \$217,750          | -0.1%                 |
| 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 \$244,402 for March 2018, down 9.5 percent versus March 2017 when it was \$270,050.

The median price of residential homes for March 2018 was \$217,750, versus March 2017 when it was \$217,900, a decrease of 0.1 percent.

Total sales of residential homes for Rockport MLS for March 2018 was 28, down 28.2 percent (11 homes) versus March 2017 when it was 39.

The average Days on Market for residential homes for March 2018 was 106, 11.7 percent shorter than March 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

| <b>ALL CATEGORIES</b>               | <b>March, 2017</b> | <b>March, 2018</b> | <b>PERCENT CHANGE</b> |
|-------------------------------------|--------------------|--------------------|-----------------------|
| Condo/Townhouse sales*              | 8                  | 0                  | -100.0%               |
| Total dollar volume*                | \$876,200          | \$0                | -100.0%               |
| Average sales price*                | \$109,525          | \$0                | -100.0%               |
| Median sales price*                 | \$88,500           | \$0                | -100.0%               |
| Total active listings end of month* | 60                 | 27                 | -55.0%                |
| Months inventory*                   | 9.5                | 20.3               | 113.7%                |

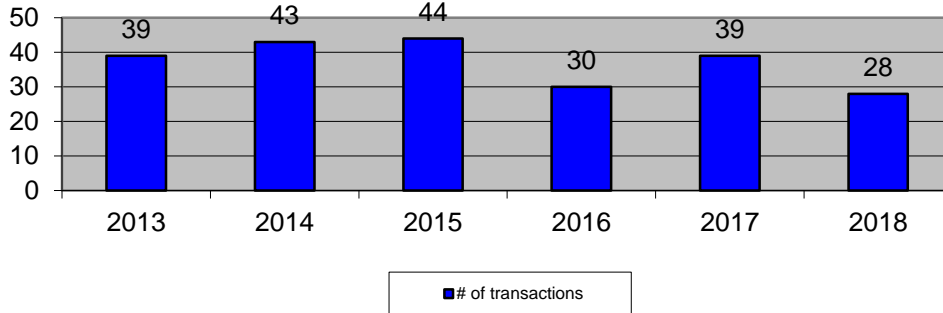
\*This figure refers to the condo/townhouse market.

### Condo/Townhouse Update

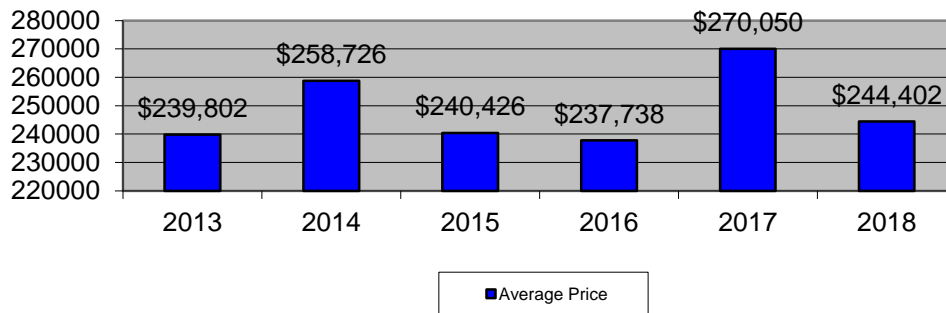
There were no sales of condo/townhouses in the month of March 2018.

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.

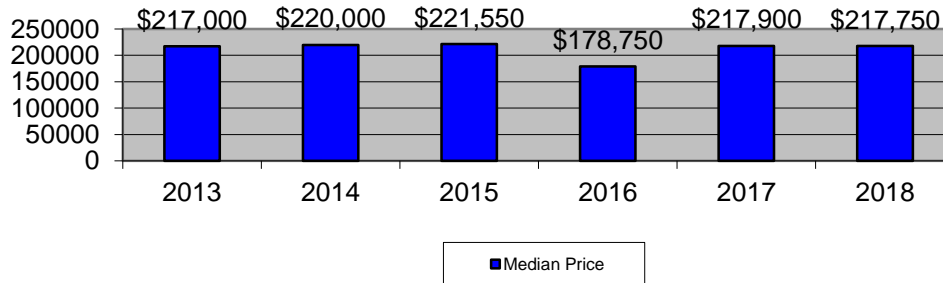
### Rockport MLS Sales Single-Family Month of March



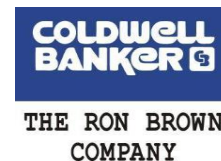
### Rockport MLS Sales Single-Family Month of March



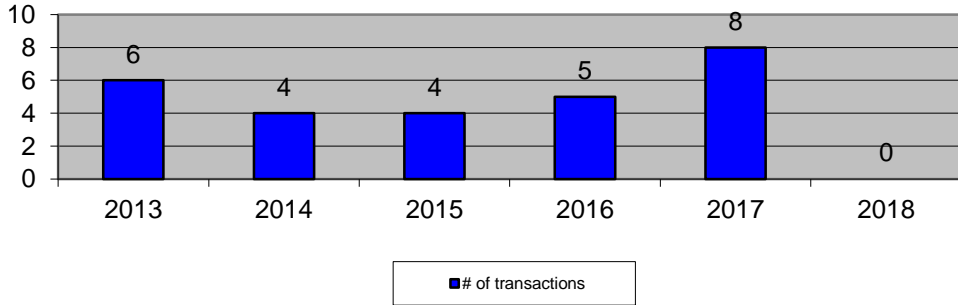
### Rockport MLS Sales Single-Family Month of March



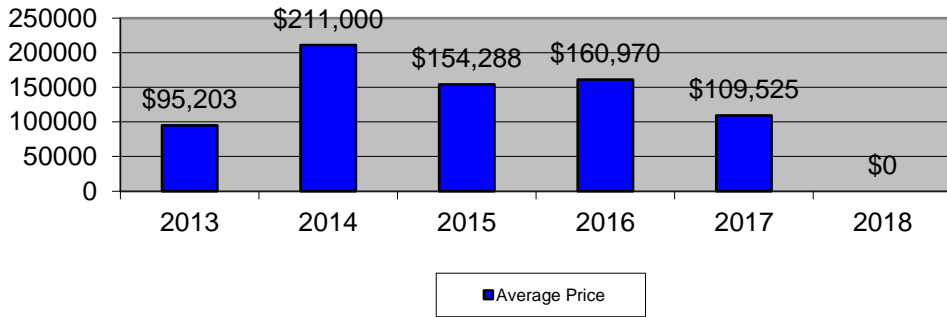
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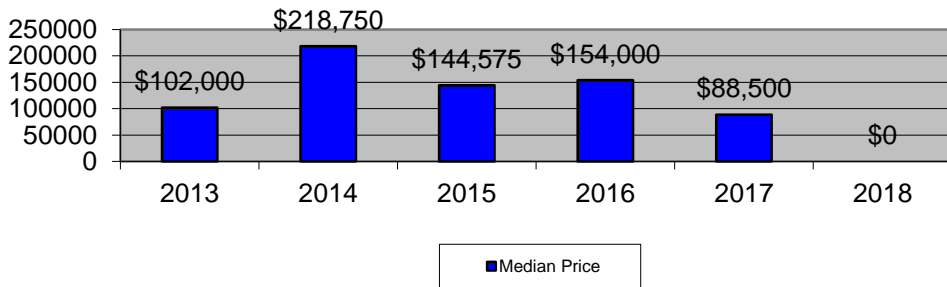
**Rockport MLS Sales  
Condo/Townhouse  
Month of March**



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



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



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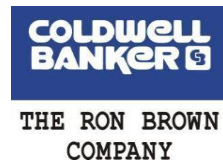


## Rockport MLS Sales Single-Family and Condo/Townhouse Month of March

### Market Summary (by Sold Price)

| <u>Price Range</u>    | <u>2017<br/>Count</u> | <u>2018<br/>Count</u> | <u>2017</u>                           | <u>2018</u>                           |
|-----------------------|-----------------------|-----------------------|---------------------------------------|---------------------------------------|
|                       |                       |                       | <u>Average<br/>Days On<br/>Market</u> | <u>Average<br/>Days On<br/>Market</u> |
| \$0 - \$99,999        | 8                     | 5                     | 112                                   | 137                                   |
| \$100,000 - \$199,999 | 15                    | 8                     | 144                                   | 45                                    |
| \$200,000 - \$299,999 | 14                    | 9                     | 116                                   | 94                                    |
| \$300,000 - \$399,999 | 4                     | 2                     | 142                                   | 13                                    |
| \$400,000 - \$499,999 | 2                     | 1                     | 67                                    | 148                                   |
| \$500,000 - \$599,999 | 2                     | 1                     | 216                                   | 66                                    |
| \$600,000 - \$699,999 | 1                     | 0                     | 153                                   | 0                                     |
| \$700,000 - \$799,999 | 0                     | 1                     | 0                                     | 767                                   |
| \$800,000 - \$899,999 | 0                     | 1                     | 0                                     | 77                                    |
| \$900,000 - \$999,999 | 1                     | 0                     | 192                                   | 0                                     |
| <b>Total</b>          | <b>47</b>             | <b>28</b>             |                                       |                                       |

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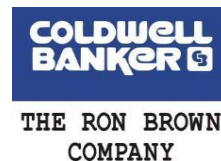


# Rockport MLS Sales Single-Family Month of March

## Market Summary (by Sold Price)

| <u>Price Range</u>    | <u>2017<br/>Count</u> | <u>2018<br/>Count</u> | <u>2017<br/>Average<br/>Days On<br/>Market</u> | <u>2018<br/>Average<br/>Days On<br/>Market</u> |
|-----------------------|-----------------------|-----------------------|--|--|
| \$0 - \$99,999        | 3                     | 5                     | 74   | 137  |
| \$100,000 - \$199,999 | 12                    | 8                     | 115  | 45   |
| \$200,000 - \$299,999 | 14                    | 9                     | 116  | 94   |
| \$300,000 - \$399,999 | 4                     | 2                     | 142  | 13   |
| \$400,000 - \$499,999 | 2                     | 1                     | 67   | 148  |
| \$500,000 - \$599,999 | 2                     | 1                     | 216  | 66   |
| \$600,000 - \$699,999 | 1                     | 0                     | 153  | 0  |
| \$700,000 - \$799,999 | 0                     | 1                     | 0  | 767  |
| \$800,000 - \$899,999 | 0                     | 1                     | 0  | 77   |
| \$900,000 - \$999,999 | 1                     | 0                     | 192  | 0  |
| <b>Total</b>          | <b>39</b>             | <b>28</b>             |  |  |

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## Rockport MLS Sales Condo/Townhouse Month of March

### Market Summary (by Sold Price)

| <u>Price Range</u>     | <u>2017<br/>Count</u> | <u>2018<br/>Count</u> | <u>2017<br/>Average<br/>Days On<br/>Market</u> | <u>2018<br/>Average<br/>Days On<br/>Market</u> |
|------------------------|-----------------------|-----------------------|--|--|
| \$0 - \$99,999         | 5                     | 0                     | 135  | 0  |
| \$100,000 - \$199,999  | 3                     | 0                     | 260  | 0  |
| \$200,000 - \$299,999  | 0                     | 0                     | 0  | 0  |
| \$300,000 - \$3299,999 | 0                     | 0                     | 0  | 0  |
| <b>Total</b>           | <b>8</b>              | <b>0</b>              |  |  |

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