

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



ALL CATEGORIES	12 Months Ending		PERCENT CHANGE
	March, 2017	March, 2018	
Residential property sales*	488	380	-22.1%
Residential total dollar volume*	\$132,849,202	\$97,059,149	-26.9%
Average residential sales price*	\$272,232	\$255,419	-6.2%
Median residential sales price*	\$225,088	\$215,250	-4.4%
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 \$255,419 for the 12 months ending March, 2018, down 6.2 percent versus the same period last year when it was \$272,232.

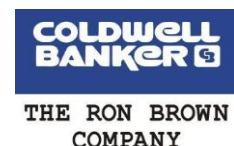
The median price of residential homes for the 12 months ending March, 2018 was \$215,250, versus the same period last year when it was \$225,088, down 4.4 percent.

Total sales of residential homes for Rockport MLS for the 12 months ending March, 2018 was 380, a decrease of 22.1 percent (108 homes) versus the same period 2017.

The average Days on Market for residential homes for the 12 months ending March, 2018 was 159, 11.2 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.

Offices in Victoria, Rockport, Ingleside, Cuero, Wharton, and Columbus, Texas.
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ROCKPORT MLS SINGLE-FAMILY

ALL CATEGORIES	12 Months Ending March, 2017	12 Months Ending March, 2018	PERCENT CHANGE
Residential property sales*	408	324	-20.6%
Residential total dollar volume*	\$119,220,483	\$88,314,949	-25.9%
Average residential sales price*	\$292,207	\$272,577	-6.7%
Median residential sales price*	\$242,000	\$225,000	-7.0%
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 \$272,577 for the 12 months ending March, 2018, down 6.7 percent versus the same period last year when it was \$292,207.

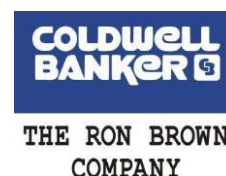
The median price of residential homes for the 12 months ending March, 2018 was \$225,000, versus the same period last year when it was \$242,000, a decrease of 7.0 percent.

Total sales of residential homes for Rockport MLS for the 12 months ending March, 2018 was 324, down 20.6 percent (84 homes) versus the same period last year when it was 408.

The average Days on Market for residential homes for the 12 months ending March 2018 was 161, 12.6 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.

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ROCKPORT MLS CONDO/TOWNHOUSE

ALL CATEGORIES	12 Months Ending March, 2017	12 Months Ending March, 2018	PERCENT CHANGE
Condo/Townhouse sales*	80	56	-30.0%
Total dollar volume*	\$13,628,719	\$8,744,200	-35.8%
Average sales price*	\$170,359	\$156,146	-8.3%
Median sales price*	\$151,950	\$140,000	-7.9%
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 \$156,146 for the 12 months ending March, 2018, down 8.3 percent versus the same period last year when it was \$170,359.

The median price of condo/townhouses for the 12 months ending March, 2018 was \$140,000, versus the same period last year when it was \$151,950, a decrease of 7.9 percent.

Total sales of condo/townhouses for Rockport MLS for the 12 months ending March 2018 was 56, a decrease of 30.0 percent (24 homes) versus the same period last year.

The average Days on Market for condo/townhouses for the 12 months ending March 2018 was 147, no change from the same period last year.

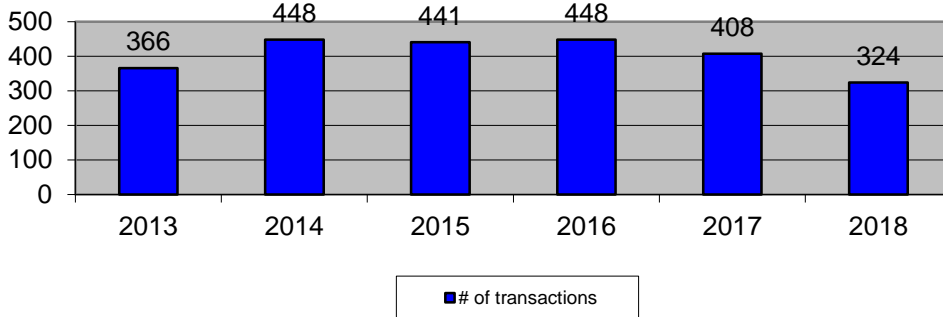
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the condo/townhouse market. Six (6) months of inventory is considered a balanced market.

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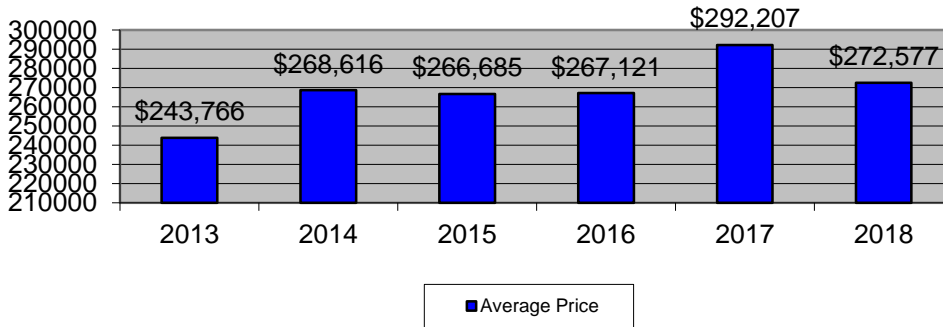


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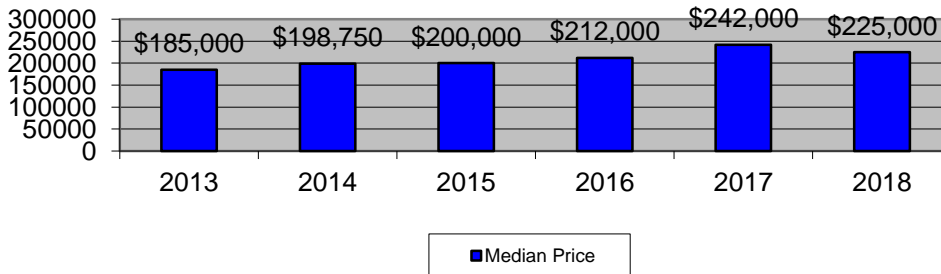
Rockport MLS Sales Single-Family 12 Months Ending March



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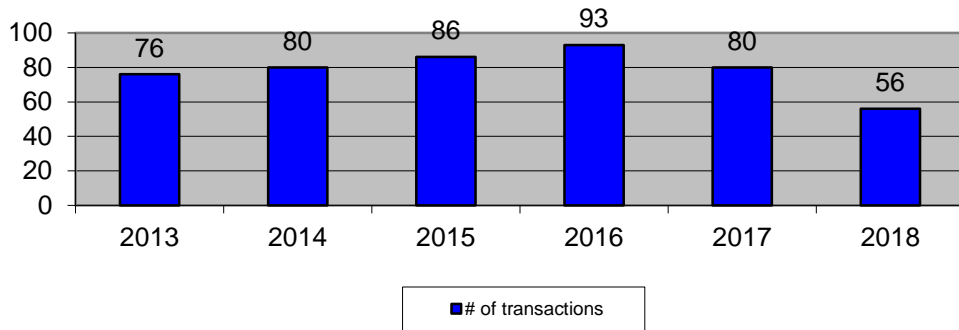


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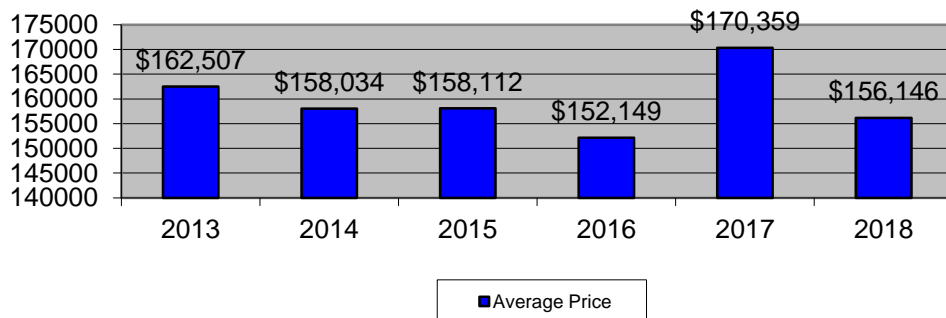


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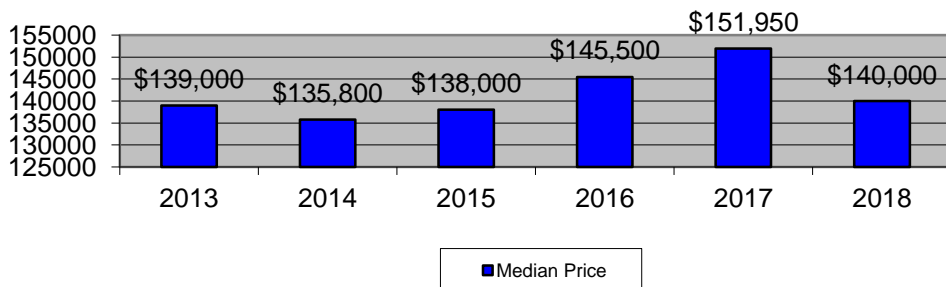
Rockport MLS Sales Condo/Townhouse 12 Month Period Ending March



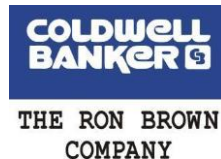
Rockport MLS Sales Condo/Townhouse 12 Month Period Ending March



Rockport MLS Sales Condo/Townhouse 12 Month Period Ending March



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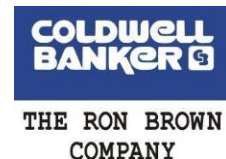


Rockport MLS Sales Single-Family and Condo/Townhouse 12 Months Ending March

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	51	39	135	114
\$100,000 - \$199,999	154	133	116	129
\$200,000 - \$299,999	150	119	137	153
\$300,000 - \$399,999	51	47	146	188
\$400,000 - \$499,999	30	15	158	229
\$500,000 - \$599,999	17	9	275	307
\$600,000 - \$699,999	16	2	203	299
\$700,000 - \$799,999	11	4	265	426
\$800,000 - \$899,999	2	6	477	286
\$900,000 - \$999,999	1	3	192	173
\$1,000,000 - \$1,099,999	0	0	0	0
\$1,100,000 - \$1,199,999	1	0	81	0
\$1,200,000 - \$1,299,999	0	0	0	0
\$1,300,000 - \$1,399,999	2	0	169	0
\$1,400,000 - \$1,499,999	1	1	62	460
\$1,500,000 - \$1,599,999	0	1	0	337
\$1,600,000 - \$1,699,999	0	1	0	38
\$1,700,000 - \$1,799,999	1	0	64	0
Total	488	380		

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Rockport MLS Sales Single-Family 12 Months Ending 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	28	27	117	122
\$100,000 - \$199,999	126	102	120	137
\$200,000 - \$299,999	125	108	125	143
\$300,000 - \$399,999	49	45	143	173
\$400,000 - \$499,999	29	15	162	229
\$500,000 - \$599,999	17	9	275	307
\$600,000 - \$699,999	15	2	216	299
\$700,000 - \$799,999	11	4	265	426
\$800,000 - \$899,999	2	6	477	285
\$900,000 - \$999,999	1	3	192	173
\$1,000,000 - \$1,099,999	0	0	0	0
\$1,100,000 - \$1,199,999	1	0	81	0
\$1,200,000 - \$1,299,999	0	0	0	0
\$1,300,000 - \$1,399,999	2	0	169	0
\$1,400,000 - \$1,499,999	1	1	62	460
\$1,500,000 - \$1,599,999	0	1	0	337
\$1,600,000 - \$1,699,999	0	1	0	38
\$1,700,000 - \$1,799,999	1	0	64	0
Total	408	324		

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Rockport MLS Sales Condo/Townhouse 12 Months Ending 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	23	12	156	96
\$100,000 - \$199,999	28	31	99	104
\$200,000 - \$299,999	25	11	198	255
\$300,000 - \$399,999	2	2	229	526
\$400,000 - \$499,999	1	0	51	0
\$600,000 - \$699,999	1	0	1	0
Total	80	56		

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