

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



ALL CATEGORIES	12 Months Ending		PERCENT CHANGE
	April, 2017	April, 2018	
Residential property sales*	491	363	-26.1%
Residential total dollar volume*	\$130,963,201	\$95,000,100	-27.5%
Average residential sales price*	\$266,727	\$261,708	-1.9%
Median residential sales price*	\$220,000	\$220,000	0.0%
Total active listings end of month*	363	195	-46.3%
Months inventory*	8.7	7.5	-13.8%

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

Residential Homes Update

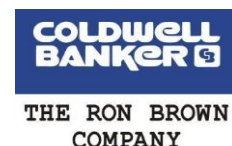
The average sales price for residential homes was \$261,708 for the 12 months ending April, 2018, down 1.9 percent versus the same period last year when it was \$266,727. The median price of residential homes for the 12 months ending April, 2018 was \$220,000, versus the same period last year when it was \$220,000, no change.

Total sales of residential homes for Rockport MLS for the 12 months ending April, 2018 was 363, a decrease of 26.1 percent (128 homes) versus the same period 2017.

The average Days on Market for residential homes for the 12 months ending April 2018 was 160, 11.1 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 April, 2017	12 Months Ending April, 2018	PERCENT CHANGE
Residential property sales*	415	316	-23.9%
Residential total dollar volume*	\$118,445,782	\$87,337,400	-26.3%
Average residential sales price*	\$285,412	\$276,384	-3.2%
Median residential sales price*	\$240,000	\$225,000	-6.3%
Total active listings end of month*	302	168	-44.4%
Months inventory*	9.2	6.6	-28.3%

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

Residential Homes Update

The average sales price for residential homes was \$276,384 for the 12 months ending April, 2018, down 3.2 percent versus the same period last year when it was \$285,412.

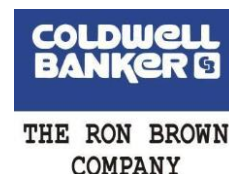
The median price of residential homes for the 12 months ending April, 2018 was \$225,000, versus the same period last year when it was \$240,000, a decrease of 6.3 percent.

Total sales of residential homes for Rockport MLS for the 12 months ending April, 2018 was 316, down 23.9 percent (99 homes) versus the same period last year when it was 415.

The average Days on Market for residential homes for the 12 months ending April 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 April, 2017	12 Months Ending April, 2018	PERCENT CHANGE
Condo/Townhouse sales*	76	47	-38.2%
Total dollar volume*	\$12,517,419	\$7,662,700	-38.8%
Average sales price*	\$164,703	\$163,036	-1.0%
Median sales price*	\$145,000	\$156,500	7.9%
Total active listings end of month*	61	27	-55.7%
Months inventory*	7.0	40.3	475.7%

*This figure refers to the condo/townhouse market.

Condo/Townhouse Update

The average sales price for condo/townhouses was \$163,036 for the 12 months ending April, 2018, down 1.0 percent versus the same period last year when it was \$164,703.

The median price of condo/townhouses for the 12 months ending April, 2018 was \$156,500, versus the same period last year when it was \$145,000, an increase of 7.9 percent.

Total sales of condo/townhouses for Rockport MLS for the 12 months ending April 2018 was 47, a decrease of 38.2 percent (29 homes) versus the same period last year.

The average Days on Market for condo/townhouses for the 12 months ending April 2018 was 158, 7.5 percent longer than the same period last year.

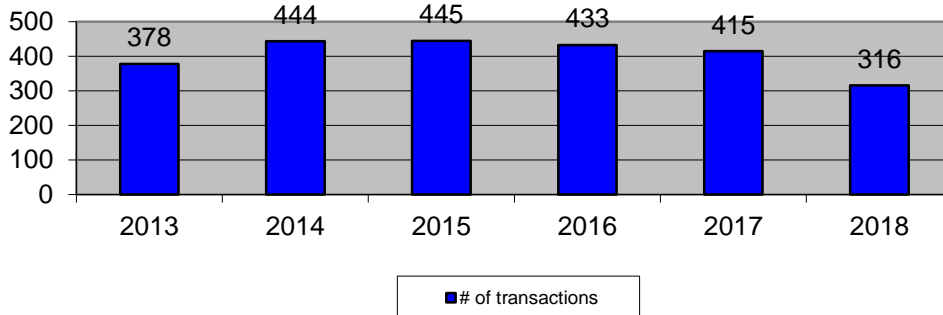
Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 3 months sales activity. This figure is representative of the condo/townhouse market. Six (6) months of inventory is considered a balanced market.

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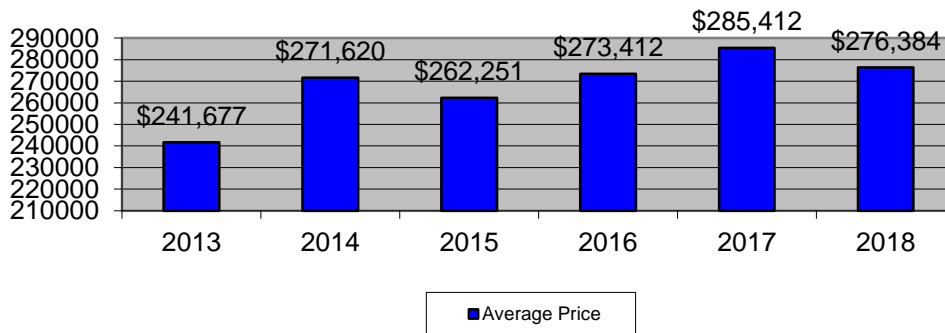


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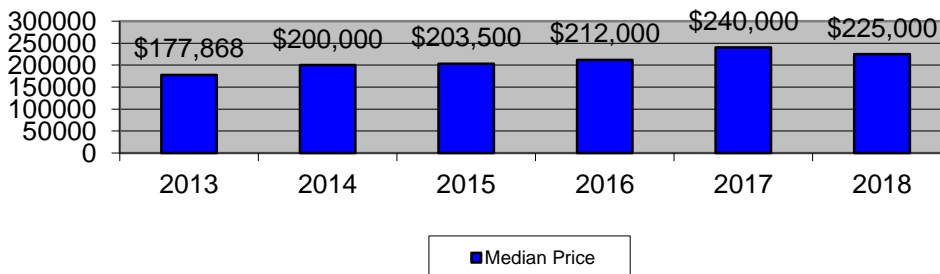
Rockport MLS Sales Single-Family 12 Months Ending April



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Rockport MLS Sales Single-Family 12 Months Ending April

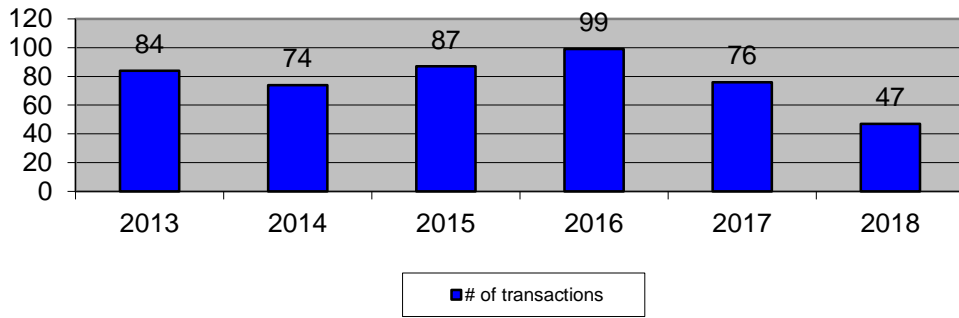


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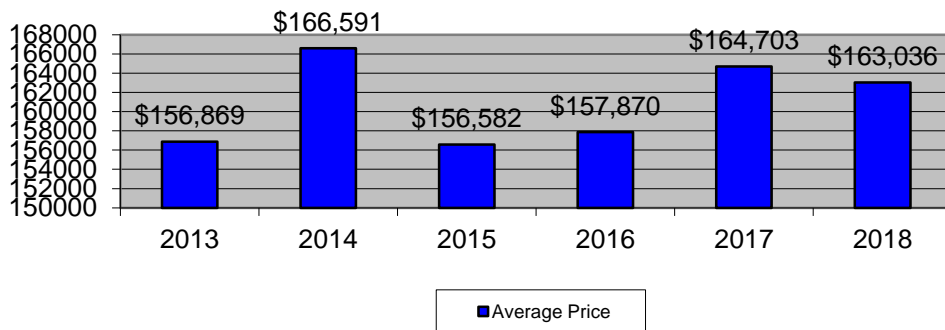


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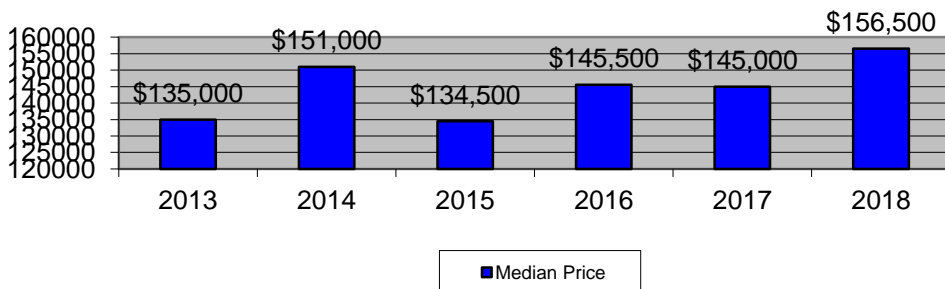
Rockport MLS Sales Condo/Townhouse 12 Month Period Ending April



Rockport MLS Sales Condo/Townhouse 12 Month Period Ending April



Rockport MLS Sales Condo/Townhouse 12 Month Period Ending April



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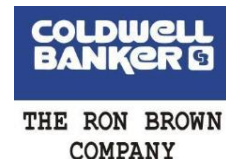


Rockport MLS Sales Single-Family and Condo/Townhouse 12 Months Ending April

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	55	32	118	122
\$100,000 - \$199,999	156	123	118	132
\$200,000 - \$299,999	148	119	136	153
\$300,000 - \$399,999	54	47	145	193
\$400,000 - \$499,999	30	14	172	227
\$500,000 - \$599,999	15	10	293	300
\$600,000 - \$699,999	14	3	228	215
\$700,000 - \$799,999	11	4	301	263
\$800,000 - \$899,999	2	6	477	285
\$900,000 - \$999,999	2	2	136	219
\$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	0	1	0	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	491	363		

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Rockport MLS Sales Single-Family 12 Months Ending April

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	33	22	115	133
\$100,000 - \$199,999	128	98	119	140
\$200,000 - \$299,999	126	109	121	143
\$300,000 - \$399,999	51	46	142	177
\$400,000 - \$499,999	29	14	176	227
\$500,000 - \$599,999	15	9	293	279
\$600,000 - \$699,999	14	3	228	215
\$700,000 - \$799,999	11	4	301	263
\$800,000 - \$899,999	2	6	477	285
\$900,000 - \$999,999	2	2	136	219
\$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	0	1	0	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	415	316		

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Rockport MLS Sales Condo/Townhouse 12 Months Ending April

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	22	10	121	96
\$100,000 - \$199,999	28	25	110	98
\$200,000 - \$299,999	22	10	220	256
\$300,000 - \$399,999	3	1	185	955
\$400,000 - \$499,999	1	0	51	0
\$500,000 - \$599,999	0	1	0	484
Total	76	47		

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