

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



ALL CATEGORIES	Jan-April, 2017	Jan-April, 2018	PERCENT CHANGE
Residential property sales*	150	99	-34.0%
Residential total dollar volume*	\$37,700,359	\$24,733,700	-34.4%
Average residential sales price*	\$251,336	\$249,835	-0.6%
Median residential sales price*	\$213,950	\$220,000	2.8%
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 \$249,835 for January thru April 2018, down 0.6 percent versus January thru April 2017 when it was \$251,336.

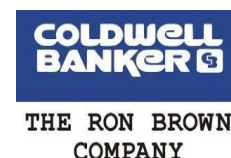
The median price of residential homes for the first four months of 2018 was \$220,000, versus the same period in 2017 when it was \$213,950, an increase of 2.8 percent.

Total sales of residential homes for Rockport MLS for January thru April 2018 was 99, a decrease of 34.0 percent (51 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru April 2018 was 167, 16.0 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.

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ROCKPORT MLS SINGLE-FAMILY

ALL CATEGORIES	Jan-April, 2017	Jan-April, 2018	PERCENT CHANGE
Residential property sales*	121	94	-22.3%
Residential total dollar volume*	\$33,376,759	\$23,325,300	-30.1%
Average residential sales price*	\$275,741	\$248,141	-10.0%
Median residential sales price*	\$239,000	\$219,950	-8.0%
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 \$248,141 for January thru April 2018, down 10.0 percent versus January thru April 2017 when it was \$275,741.

The median price of residential homes for the first four months of 2018 was \$219,950, versus the same period in 2017 when it was \$239,000, a decrease of 8.0 percent.

Total sales of residential homes for Rockport MLS for January thru April 2018 was 94, a decrease of 22.3 percent (27 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru April 2018 was 157, 9.8 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-April, 2017	Jan-April, 2018	PERCENT CHANGE
Condo/Townhouse sales*	29	5	-82.8%
Total dollar volume*	\$4,323,600	\$1,408,400	-67.4%
Average sales price*	\$149,090	\$281,680	88.9%
Median sales price*	\$126,500	\$222,000	75.5%
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 \$281,680 for January thru April 2018, up 88.9 percent versus January thru April 2017 when it was \$149,090.

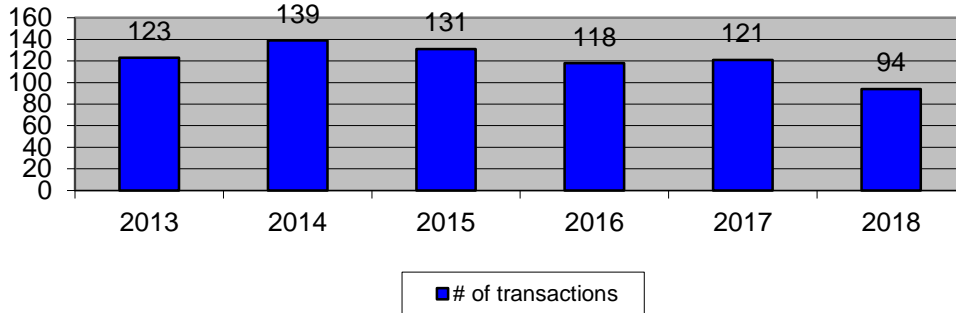
The median price of condo/townhouses for the first four months of 2018 was \$222,000, versus the same period in 2017 when it was \$126,500, an increase of 75.5 percent.

Total sales of condo/townhouses for Rockport MLS for January thru April 2018 was 5, a decrease of 82.8 percent (24 homes) versus the same period 2017.

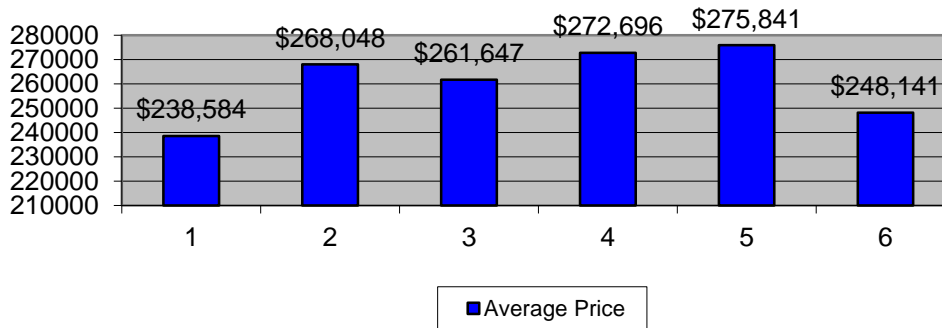
The average Days on Market for condo/townhouses for January thru April 2018 was 355, 139.9 percent longer than the same period last year.

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.

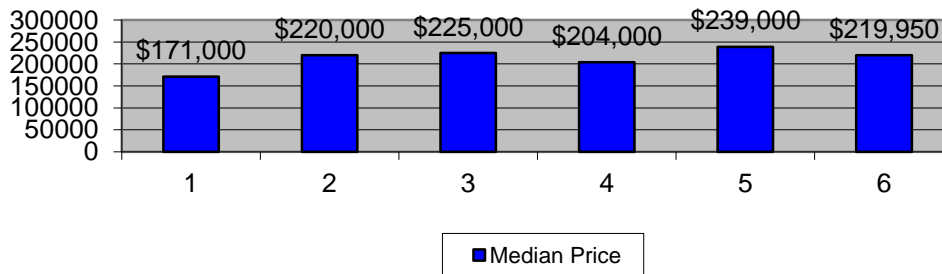
Rockport MLS Sales Single-Family January Thru April



Rockport MLS Sales Single-Family January Thru April



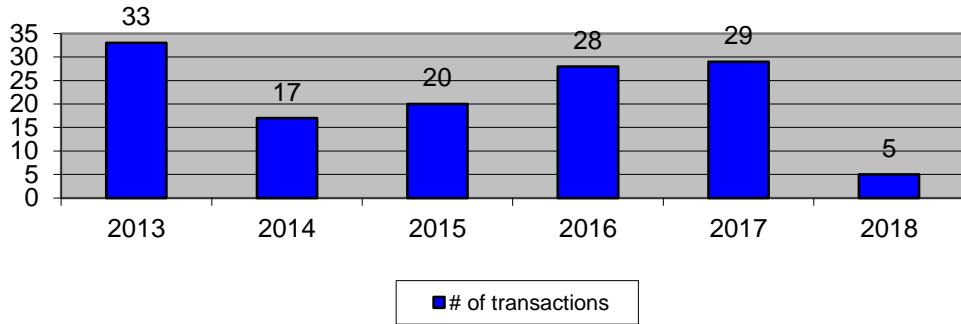
Rockport MLS Sales Single-Family January Thru April



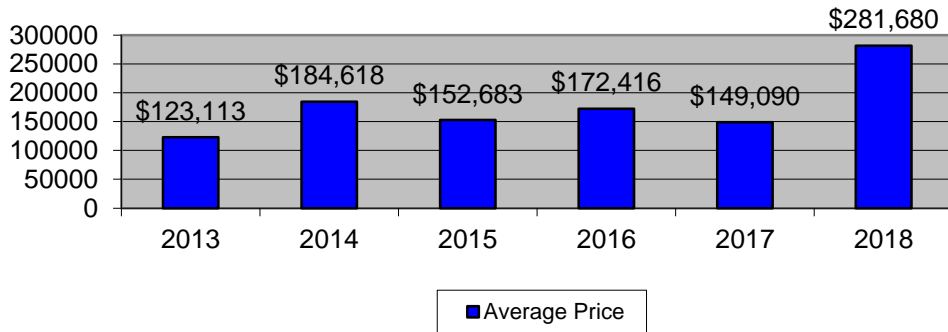
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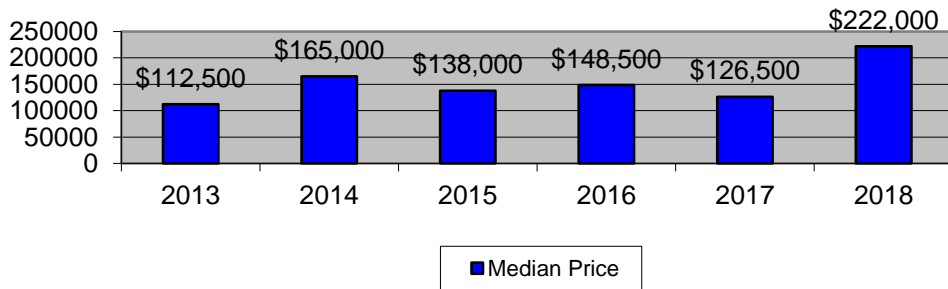
Rockport MLS Sales Condo/Townhouse January Thru April



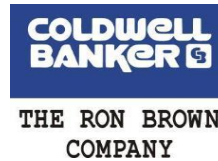
Rockport MLS Sales Condo/Townhouse January Thru April



Rockport MLS Sales Condo/Townhouse January Thru April



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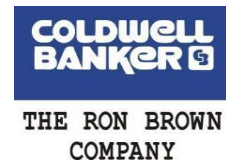


Rockport MLS Sales Single-Family and Condo/Townhouse January Thru April

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	21	13	127	149
\$100,000 - \$199,999	49	28	127	109
\$200,000 - \$299,999	39	34	120	142
\$300,000 - \$399,999	19	12	130	226
\$400,000 - \$499,999	12	3	193	326
\$500,000 - \$599,999	3	4	248	262
\$600,000 - \$699,999	3	1	204	47
\$700,000 - \$799,999	1	2	714	414
\$800,000 - \$899,999	1	2	831	567
\$900,000 - \$999,999	2	0	136	0
Total	150	99		

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Rockport MLS Sales Single-Family January Thru 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	12	13	107	149
\$100,000 - \$199,999	35	26	124	113
\$200,000 - \$299,999	35	33	111	139
\$300,000 - \$399,999	17	11	131	160
\$400,000 - \$499,999	12	3	193	326
\$500,000 - \$599,999	3	3	248	188
\$600,000 - \$699,999	3	1	204	47
\$700,000 - \$799,999	1	2	714	414
\$800,000 - \$899,999	1	2	831	567
\$900,000 - \$999,999	2	0	136	0
Total	121	94		

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Rockport MLS Sales Condo/Townhouse January Thru 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	9	0	153	0
\$100,000 - \$199,999	14	2	135	55
\$200,000 - \$299,999	4	1	194	226
\$300,000 - \$399,999	2	1	121	955
\$500,000 - \$599,999	0	1	0	484
Total	29	5		

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