

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



ALL CATEGORIES	April, 2017	April, 2018	PERCENT CHANGE
Residential property sales*	42	25	-40.5%
Residential total dollar volume*	\$9,909,999	\$7,850,950	-20.8%
Average residential sales price*	\$235,952	\$314,038	33.1%
Median residential sales price*	\$157,500	\$282,000	79.0%
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 \$314,038 for April 2018, up 33.1 percent versus April 2017 when it was \$235,952.

The median price of residential homes for April 2018 was \$282,000, versus April 2017 when it was \$157,500, up 79.0 percent.

Total sales of residential homes for Rockport MLS for April 2018 was 25, a decrease of 40.5 percent (17 homes) versus the same period last year.

The average Days on Market for residential homes for April 2018 was 154, 6.9 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 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	April, 2017	April, 2018	PERCENT CHANGE
Residential property sales*	32	24	-25.0%
Residential total dollar volume*	\$8,304,499	\$7,326,950	-11.8%
Average residential sales price*	\$259,516	\$306,290	18.0%
Median residential sales price*	\$228,750	\$275,000	20.2%
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 \$306,290 for April 2018, up 18.0 percent versus April 2017 when it was \$259,516.

The median price of residential homes for April 2018 was \$275,000, versus April 2017 when it was \$228,750, an increase of 20.2 percent.

Total sales of residential homes for Rockport MLS for April 2018 was 24, down 25.0 percent (8 homes) versus April 2017 when it was 32.

The average Days on Market for residential homes for April 2018 was 141, 4.1 percent shorter than April 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

ALL CATEGORIES	April, 2017	April, 2018	PERCENT CHANGE
Condo/Townhouse sales*	10	1	-90.0%
Total dollar volume*	\$1,605,500	\$524,000	-67.4%
Average sales price*	\$160,550	\$524,000	226.4%
Median sales price*	\$130,750	\$524,000	300.8%
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 \$524,000 for April 2018, up 226.4 percent versus April 2017 when it was \$160,500.

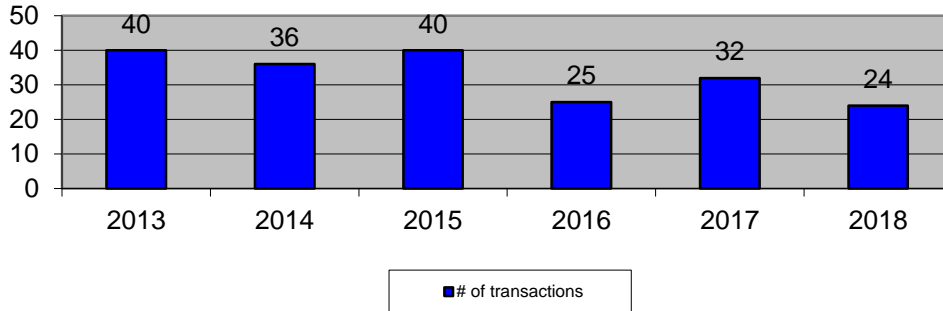
The median price of condo/townhouses for April 2018 was \$524,000, versus April 2017 when it was \$130,750, an increase of 300.8 percent.

Total sales of condo/townhouses for Rockport MLS for April 2018 was 1, down 90.0 percent (9 homes) versus April 2017 when it was 10.

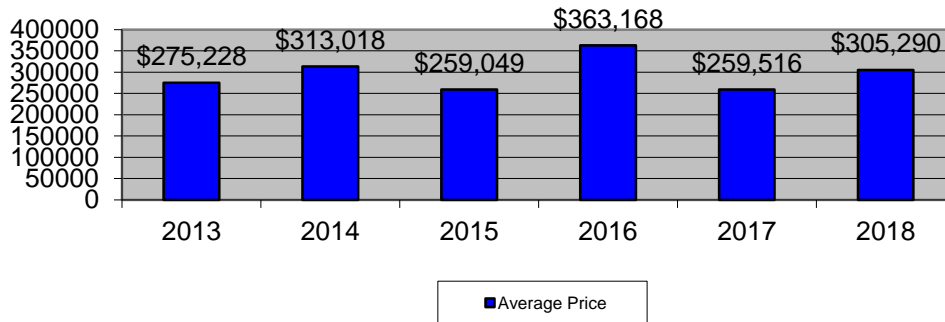
The average Days on Market for condo/townhouses for April 2018 was 484, 269.5 percent longer than April 2017.

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 condo/townhouse market. Six (6) months of inventory is considered a balanced market.

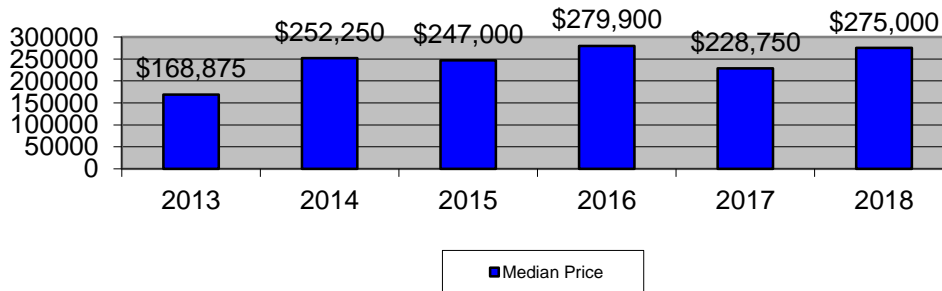
Rockport MLS Sales Single-Family Month of April



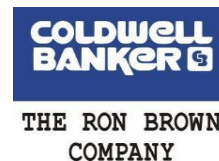
Rockport MLS Sales Single-Family Month of April



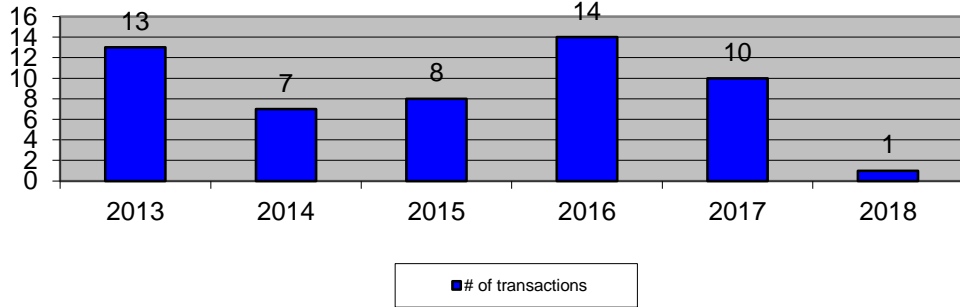
Rockport MLS Sales Single-Family Month of April



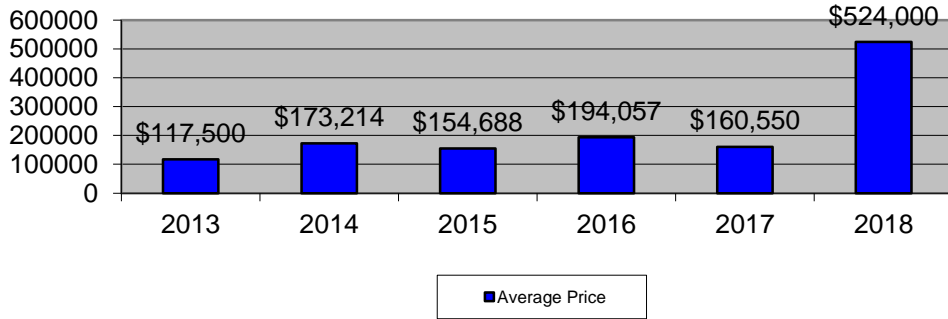
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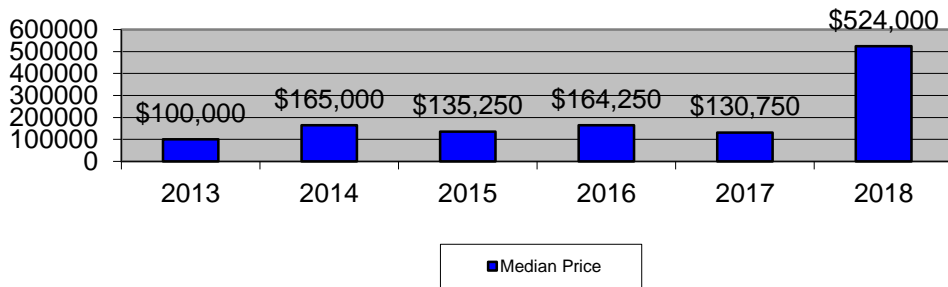
Rockport MLS Sales Condo/Townhouse Month of April



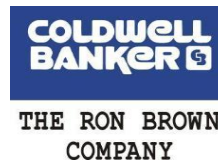
Rockport MLS Sales Condo/Townhouse Month of April



Rockport MLS Sales Condo/Townhouse Month of April



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Rockport MLS Sales

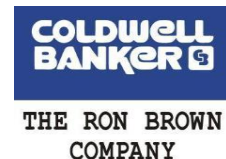
Single-Family and Condo/Townhouse

Month of 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	9	2	101	175
\$100,000 - \$199,999	13	3	108	120
\$200,000 - \$299,999	9	9	131	121
\$300,000 - \$399,999	6	6	114	155
\$400,000 - \$499,999	2	1	372	484
\$500,000 - \$599,999	1	2	312	272
\$600,000 - \$699,999	0	1	0	47
\$700,000 - \$799,999	1	1	714	60
\$800,000 - \$899,999	0	0	0	0
\$900,000 - \$999,999	1	0	80	0
Total	42	25		

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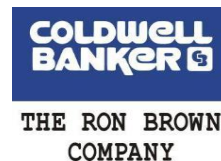


Rockport MLS Sales Single-Family Month of April

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	7	2	103	175
\$100,000 - \$199,999	7	3	89	120
\$200,000 - \$299,999	8	9	117	121
\$300,000 - \$399,999	5	6	118	155
\$400,000 - \$499,999	2	1	372	484
\$500,000 - \$599,999	1	1	312	59
\$600,000 - \$699,999	0	1	0	47
\$700,000 - \$799,999	1	1	714	60
\$800,000 - \$899,999	0	0	0	0
\$900,000 - \$999,999	1	0	80	0
Total	32	24		

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Rockport MLS Sales Condo/Townhouse Month of 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	2	0	96	0
\$100,000 - \$199,999	6	0	130	0
\$200,000 - \$299,999	1	0	243	0
\$300,000 - \$399,999	1	0	97	0
\$500,000 - \$599,999	0	1	0	484
Total	10	1		

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