

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



<b>ALL CATEGORIES</b>	<b>Jan-June, 2017</b>	<b>Jan-June, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	251	171	-31.9%
Residential total dollar volume*	\$66,312,296	\$44,122,738	-33.5%
Average residential sales price*	\$264,192	\$258,028	-2.3%
Median residential sales price*	\$220,500	\$230,000	4.3%
Total active listings end of month*	394	232	-41.1%
Months inventory*	8.3	7.2	-13.3%

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

Residential Homes Update

The average sales price for residential homes was \$258,028 for January thru June 2018, down 2.3 percent versus January thru June 2017 when it was \$264,192.

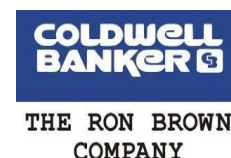
The median price of residential homes for the first six months of 2018 was \$230,000, versus the same period in 2017 when it was \$220,500, an increase of 4.3 percent.

Total sales of residential homes for Rockport MLS for January thru June 2018 was 171, a decrease of 31.9 percent (80 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru June 2018 was 156, 4.0 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

<b>ALL CATEGORIES</b>	<b>Jan-June, 2017</b>	<b>Jan-June, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	205	163	-20.5%
Residential total dollar volume*	\$59,528,196	\$42,383,338	-28.8%
Average residential sales price*	\$290,381	\$260,020	-10.5%
Median residential sales price*	\$245,000	\$231,000	-5.7%
Total active listings end of month*	311	193	-37.9%
Months inventory*	8.0	6.2	-22.5%

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

### Residential Homes Update

The average sales price for residential homes was \$260,020 for January thru June 2018, down 10.5 percent versus January thru June 2017 when it was \$290,381.

The median price of residential homes for the first six months of 2018 was \$231,000, versus the same period in 2017 when it was \$245,000, a decrease of 5.7 percent.

Total sales of residential homes for Rockport MLS for January thru June 2018 was 163, a decrease of 20.5 percent (42 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru June 2018 was 153, 0.7 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 homes market. Six (6) months of inventory is considered a balanced market.

## ROCKPORT MLS CONDO/TOWNHOUSE

<b>ALL CATEGORIES</b>	<b>Jan-June, 2017</b>	<b>Jan-June, 2018</b>	<b>PERCENT CHANGE</b>
Condo/Townhouse sales*	46	8	-82.6%
Total dollar volume*	\$6,784,100	\$1,739,400	-74.4%
Average sales price*	\$147,480	\$217,425	47.4%
Median sales price*	\$126,000	\$146,250	16.1%
Total active listings end of month*	83	39	-53.0%
Months inventory*	9.2	29.3	218.5%

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

### Condo/Townhouse Update

The average sales price for condo/townhouses was \$217,425 for January thru June 2018, up 47.4 percent versus January thru June 2017 when it was \$147,480.

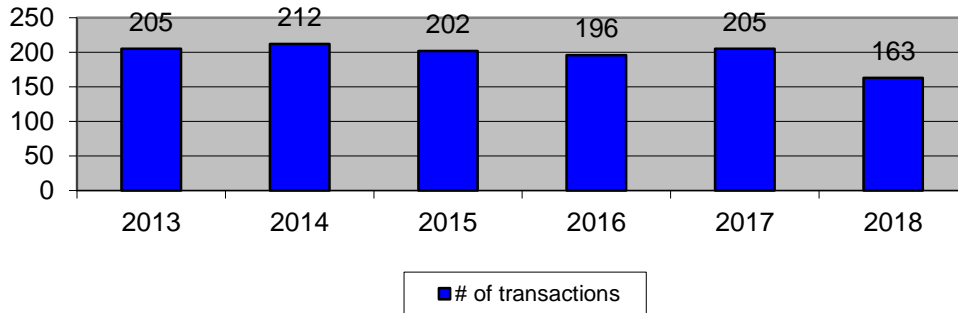
The median price of condo/townhouses for the first six months of 2018 was \$146,250, versus the same period in 2017 when it was \$126,000, an increase of 16.1 percent.

Total sales of condo/townhouses for Rockport MLS for January thru June 2018 was 8, a decrease of 82.6 percent (38 homes) versus the same period 2017.

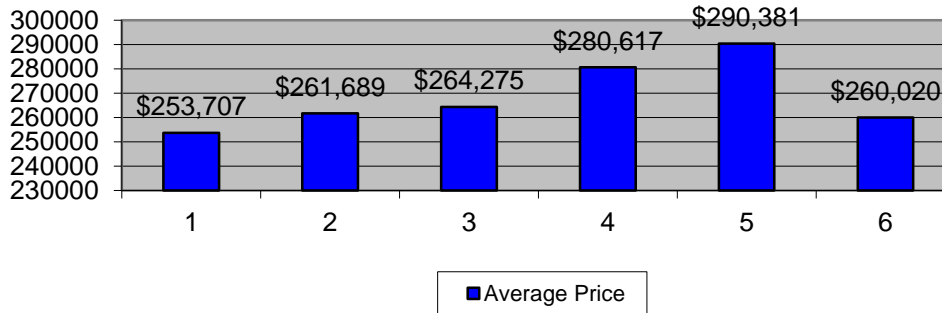
The average Days on Market for condo/townhouses for January thru June 2018 was 229, 72.2 percent longer than the same period last year.

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

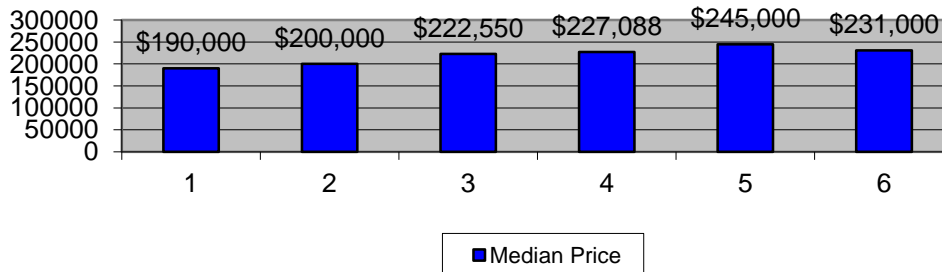
### Rockport MLS Sales Single-Family January Thru June



### Rockport MLS Sales Single-Family January Thru June



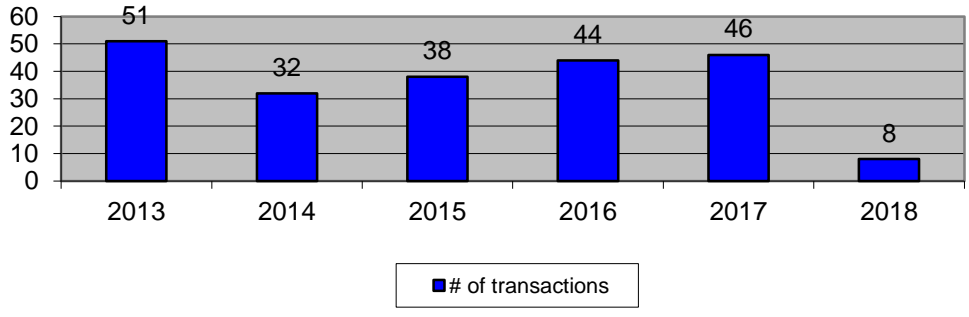
### Rockport MLS Sales Single-Family January Thru June



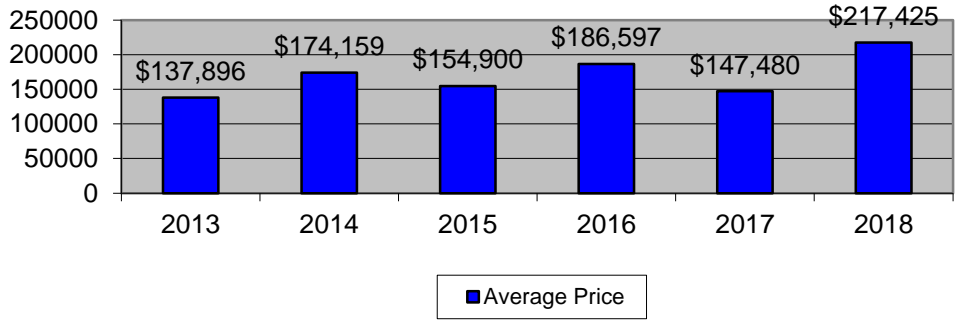
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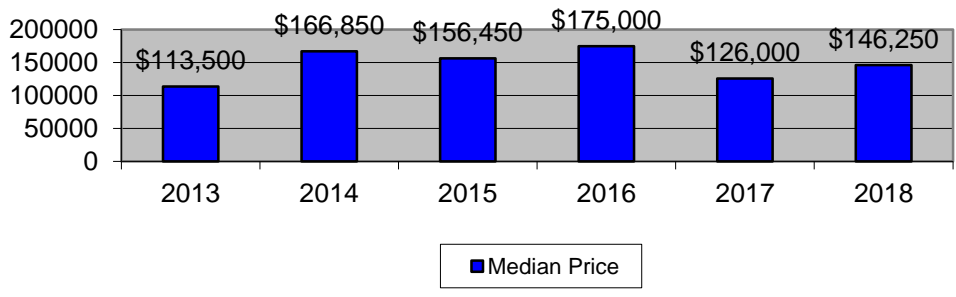
### Rockport MLS Sales Condo/Townhouse January Thru June



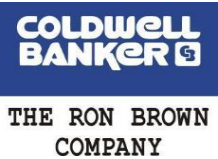
### Rockport MLS Sales Condo/Townhouse January Thru June



### Rockport MLS Sales Condo/Townhouse January Thru June



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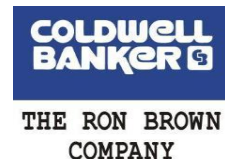


# Rockport MLS Sales Single-Family and Condo/Townhouse January Thru June

## 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	29	16	110	143
\$100,000 - \$199,999	77	47	138	102
\$200,000 - \$299,999	77	61	132	157
\$300,000 - \$399,999	33	30	159	166
\$400,000 - \$499,999	17	4	206	269
\$500,000 - \$599,999	4	6	218	325
\$600,000 - \$699,999	4	1	240	47
\$700,000 - \$799,999	2	2	407	414
\$800,000 - \$899,999	3	3	374	391
\$900,000 - \$999,999	4	0	178	0
\$1,000,000 - \$1,099,999	0	1	0	20
\$1,400,000 - \$1,499,999	1	0	460	0
<b>Total</b>	251	171		

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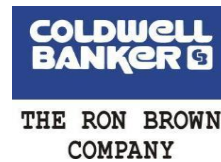


# Rockport MLS Sales Single-Family January Thru June

## 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	13	15	105	151
\$100,000 - \$199,999	58	43	143	108
\$200,000 - \$299,999	68	60	124	156
\$300,000 - \$399,999	31	29	162	139
\$400,000 - \$499,999	17	4	206	269
\$500,000 - \$599,999	4	5	218	293
\$600,000 - \$699,999	4	1	240	47
\$700,000 - \$799,999	2	2	407	414
\$800,000 - \$899,999	3	3	374	391
\$900,000 - \$999,999	4	0	178	0
\$1,000,000 - \$1,099,999	0	1	0	20
\$1,400,000 - \$1,499,999	1	0	460	0
<b>Total</b>	205	163		

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## Rockport MLS Sales Condo/Townhouse January Thru June

### 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	16	1	113	21
\$100,000 - \$199,999	19	4	122	37
\$200,000 - \$299,999	9	1	195	226
\$300,000 - \$399,999	2	1	121	955
\$500,000 - \$599,999	0	1	0	484
<b>Total</b>	<b>46</b>	<b>8</b>		

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