

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



ALL CATEGORIES	12 Months Ending August, 2017	12 Months Ending August, 2018	PERCENT CHANGE
Residential property sales*	498	321	-35.5%
Residential total dollar volume*	\$134,420,648	\$82,463,742	-38.7%
Average residential sales price*	\$269,921	\$256,896	-4.8%
Median residential sales price*	\$220,000	\$225,000	2.3%
Total active listings end of month*	310	267	-13.9%
Months inventory*	6.5	7.5	15.4%

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

Residential Homes Update

The average sales price for residential homes was \$256,896 for the 12 months ending August, 2018, down 4.8 percent versus the same period last year when it was \$269,921. The median price of residential homes for the 12 months ending August, 2018 was \$225,000, versus the same period last year when it was \$220,000, an increase of 2.3 percent.

Total sales of residential homes for Rockport MLS for the 12 months ending August, 2018 was 321, a decrease of 35.5 percent (177 homes) versus the same period 2017.

The average Days on Market for residential homes for the 12 months ending August 2018 was 152, 1.3 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 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 August, 2017	12 Months Ending August, 2018	PERCENT CHANGE
Residential property sales*	412	300	-27.2%
Residential total dollar volume*	\$121,287,429	\$78,805,342	-35.0%
Average residential sales price*	\$294,387	\$262,684	-10.8%
Median residential sales price*	\$244,000	\$228,250	-6.5%
Total active listings end of month*	256	221	-13.7%
Months inventory*	6.8	6.9	1.5%

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

Residential Homes Update

The average sales price for residential homes was \$262,684 for the 12 months ending August, 2018, down 10.8 percent versus the same period last year when it was \$294,387.

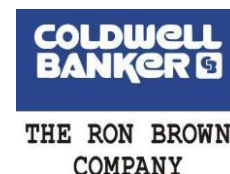
The median price of residential homes for the 12 months ending August, 2018 was \$228,250, versus the same period last year when it was \$244,000, a decrease of 6.5 percent.

Total sales of residential homes for Rockport MLS for the 12 months ending August, 2018 was 300, down 27.2 percent (112 homes) versus the same period last year when it was 412.

The average Days on Market for residential homes for the 12 months ending August 2018 was 152, 1.9 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.

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ROCKPORT MLS CONDO/TOWNHOUSE

ALL CATEGORIES	12 Months Ending August, 2017	12 Months Ending August, 2018	PERCENT CHANGE
Condo/Townhouse sales*	86	21	-75.6%
Total dollar volume*	\$13,133,219	\$3,658,400	-72.1%
Average sales price*	\$152,712	\$174,210	14.1%
Median sales price*	\$145,000	\$132,500	-8.6%
Total active listings end of month*	54	46	-14.8%
Months inventory*	5.4	12.5	131.5%

*This figure refers to the condo/townhouse market.

Condo/Townhouse Update

The average sales price for condo/townhouses was \$174,210 for the 12 months ending August, 2018, up 14.1 percent versus the same period last year when it was \$152,712.

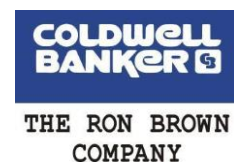
The median price of condo/townhouses for the 12 months ending August, 2018 was \$132,500, versus the same period last year when it was \$145,000, a decrease of 8.6 percent.

Total sales of condo/townhouses for Rockport MLS for the 12 months ending August 2018 was 21, a decrease of 75.6 percent (65 homes) versus the same period last year.

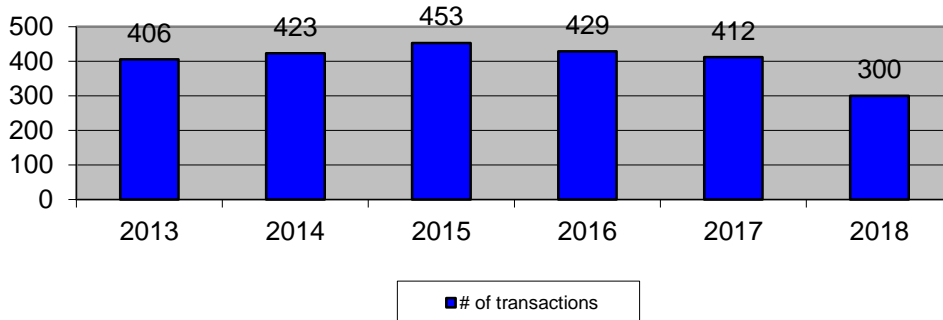
The average Days on Market for condo/townhouses for the 12 months ending August 2018 was 163, 10.9 percent longer than the same period last year.

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.

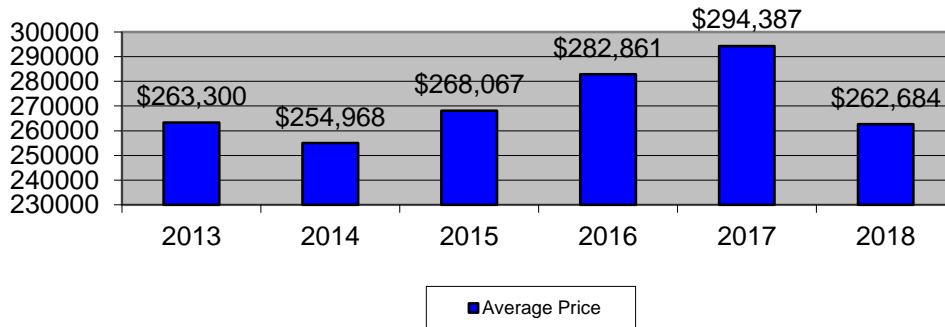
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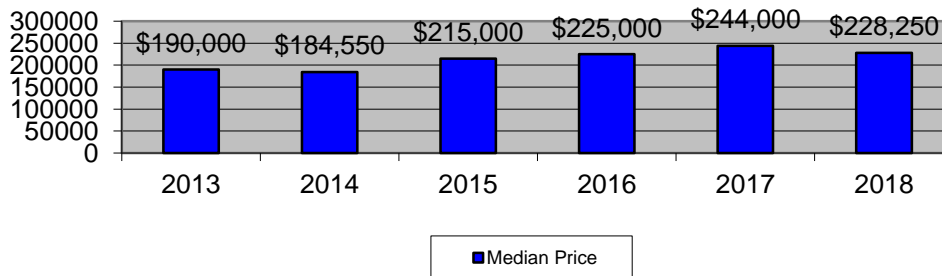
Rockport MLS Sales Single-Family 12 Months Ending August



Rockport MLS Sales Single-Family 12 Months Ending August



Rockport MLS Sales Single-Family 12 Months Ending August

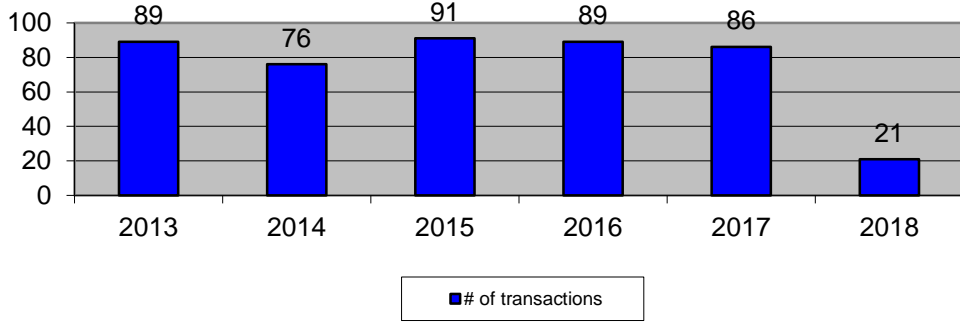


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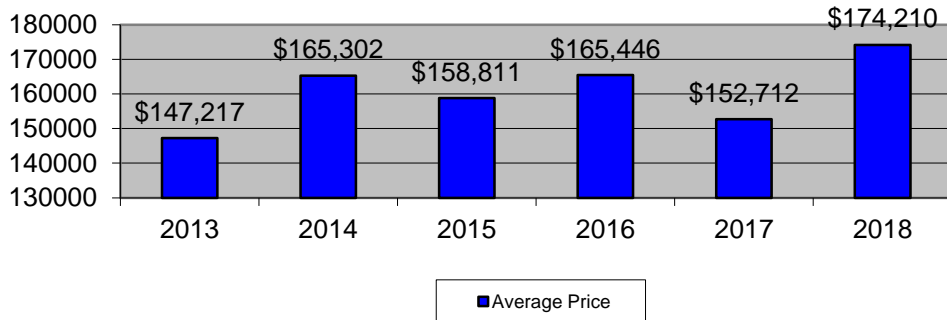


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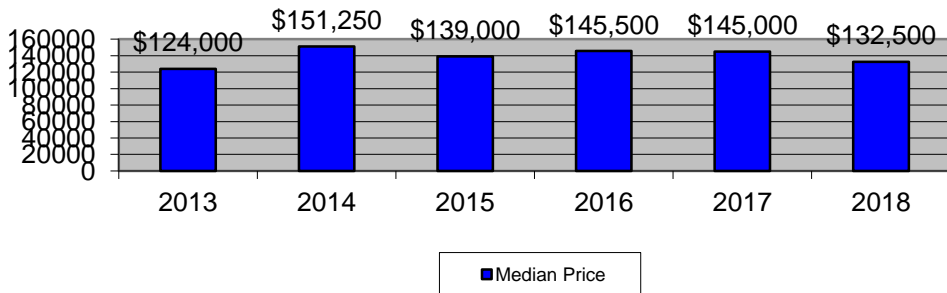
Rockport MLS Sales Condo/Townhouse 12 Month Period Ending August



Rockport MLS Sales Condo/Townhouse 12 Month Period Ending August



Rockport MLS Sales Condo/Townhouse 12 Month Period Ending August



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Rockport MLS Sales

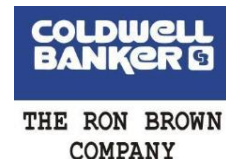
Single-Family and Condo/Townhouse

12 Months Ending August

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	49	22	118	142
\$100,000 - \$199,999	168	101	134	100
\$200,000 - \$299,999	142	115	146	156
\$300,000 - \$399,999	65	51	155	186
\$400,000 - \$499,999	29	9	185	210
\$500,000 - \$599,999	13	11	261	317
\$600,000 - \$699,999	11	2	237	150
\$700,000 - \$799,999	8	4	382	254
\$800,000 - \$899,999	4	4	311	334
\$900,000 - \$999,999	4	0	178	0
\$1,000,000 - \$1,099,999	0	1	0	20
\$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	1	0	197	0
\$1,400,000 - \$1,499,999	1	1	460	190
\$1,500,000 - \$1,599,999	1	0	337	0
\$1,600,000 - \$1,699,999	1	0	38	0
Total	498	321		

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Rockport MLS Sales Single-Family 12 Months Ending August

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	26	21	118	148
\$100,000 - \$199,999	127	86	141	105
\$200,000 - \$299,999	122	112	127	152
\$300,000 - \$399,999	63	50	156	171
\$400,000 - \$499,999	29	9	185	210
\$500,000 - \$599,999	13	10	261	300
\$600,000 - \$699,999	11	2	237	150
\$700,000 - \$799,999	8	4	382	254
\$800,000 - \$899,999	4	4	311	334
\$900,000 - \$999,999	4	0	178	0
\$1,000,000 - \$1,099,999	0	1	0	20
\$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	1	0	197	0
\$1,400,000 - \$1,499,999	1	1	460	190
\$1,500,000 - \$1,599,999	1	0	337	0
\$1,600,000 - \$1,699,999	1	0	38	0
Total	412	300		

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Rockport MLS Sales Condo/Townhouse 12 Months Ending August

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	1	118	21
\$100,000 - \$199,999	41	15	109	71
\$200,000 - \$299,999	20	3	261	301
\$300,000 - \$399,999	2	1	121	955
\$400,000 - \$499,999	0	0	0	0
\$500,000 - \$599,999	0	1	0	484
Total	86	21		

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