

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



ALL CATEGORIES	Jan-Aug, 2017	Jan-Aug, 2018	PERCENT CHANGE
Residential property sales*	341	249	-27.0%
Residential total dollar volume*	\$90,621,426	\$65,248,409	-28.0%
Average residential sales price*	\$265,752	\$262,042	-1.4%
Median residential sales price*	\$217,850	\$227,150	4.3%
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 \$262,042 for January thru August 2018, down 1.4 percent versus January thru August 2017 when it was \$265,752.

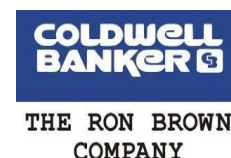
The median price of residential homes for the first eight months of 2018 was \$227,150, versus the same period in 2017 when it was \$217,850, an increase of 4.3 percent.

Total sales of residential homes for Rockport MLS for January thru August 2018 was 249, a decrease of 27.0 percent (92 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru August 2018 was 148, 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.

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ROCKPORT MLS SINGLE-FAMILY

ALL CATEGORIES	Jan-Aug, 2017	Jan-Aug, 2018	PERCENT CHANGE
Residential property sales*	273	231	-15.4%
Residential total dollar volume*	\$80,508,026	\$62,054,509	-22.9%
Average residential sales price*	\$294,901	\$268,634	-8.9%
Median residential sales price*	\$242,000	\$234,000	-3.3%
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 \$268,634 for January thru August 2018, down 8.9 percent versus January thru August 2017 when it was \$294,901.

The median price of residential homes for the first eight months of 2018 was \$234,000, versus the same period in 2017 when it was \$242,000, a decrease of 3.3 percent.

Total sales of residential homes for Rockport MLS for January thru August 2018 was 231, a decrease of 15.4 percent (42 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru August 2018 was 148, 3.3 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 homes market. Six (6) months of inventory is considered a balanced market.

ROCKPORT MLS CONDO/TOWNHOUSE

ALL CATEGORIES	Jan-Aug, 2017	Jan-Aug, 2018	PERCENT CHANGE
Condo/Townhouse sales*	68	18	-73.5%
Total dollar volume*	\$10,113,400	\$3,193,900	-68.4%
Average sales price*	\$148,726	\$177,439	19.3%
Median sales price*	\$131,000	\$142,750	9.0%
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 \$177,439 for January thru August 2018, up 19.3 percent versus January thru August 2017 when it was \$148,726.

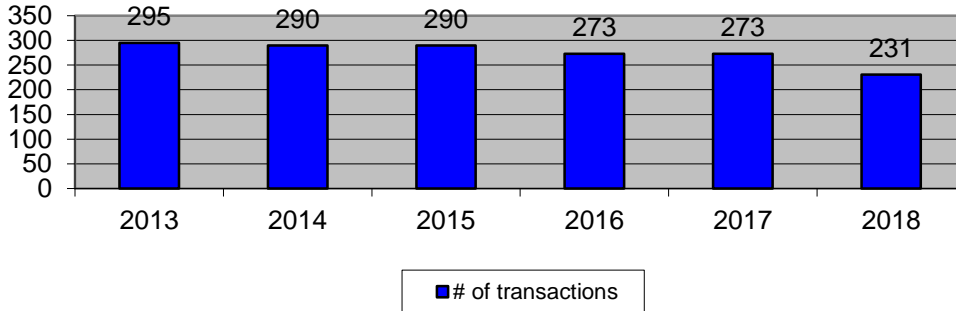
The median price of condo/townhouses for the first eight months of 2018 was \$142,750, versus the same period in 2017 when it was \$131,000, an increase of 9.0 percent.

Total sales of condo/townhouses for Rockport MLS for January thru August 2018 was 18, a decrease of 73.5 percent (50 homes) versus the same period 2017.

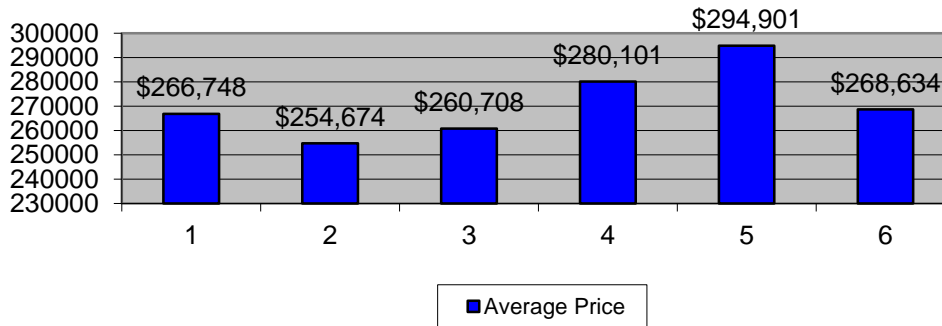
The average Days on Market for condo/townhouses for January thru August 2018 was 153, 12.5 percent longer than the same period last year.

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.

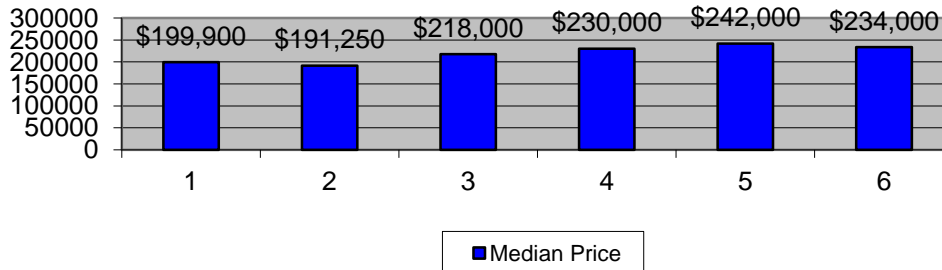
Rockport MLS Sales Single-Family January Thru August



Rockport MLS Sales Single-Family January Thru August



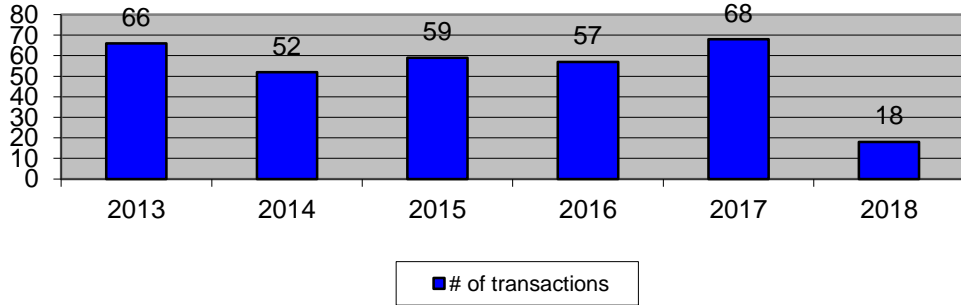
Rockport MLS Sales Single-Family January Thru August



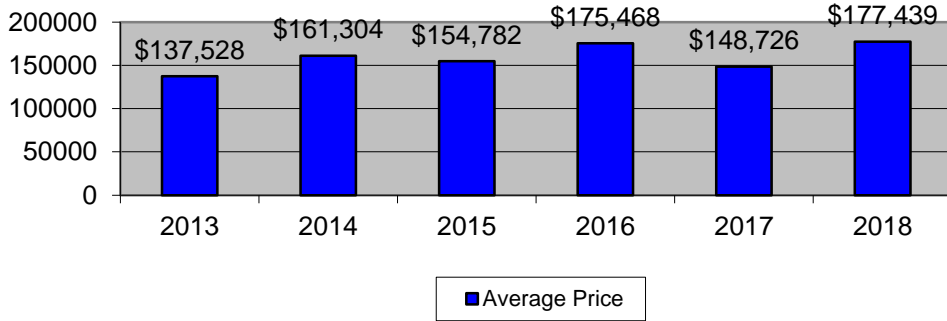
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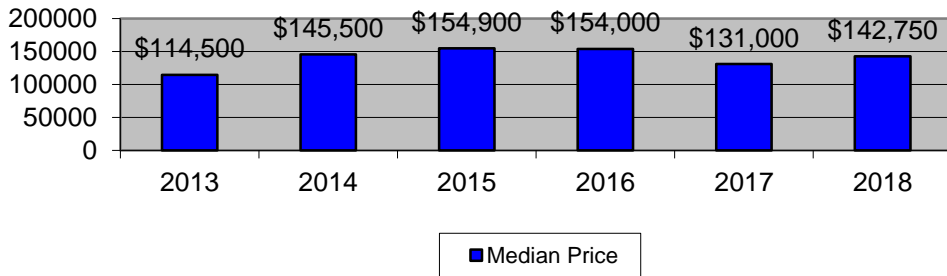
Rockport MLS Sales Condo/Townhouse January Thru August



Rockport MLS Sales Condo/Townhouse January Thru August



Rockport MLS Sales Condo/Townhouse January Thru August



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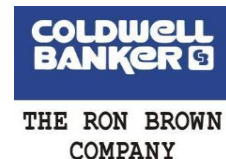


Rockport MLS Sales Single-Family and Condo/Townhouse January Thru August

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	35	17	112	142
\$100,000 - \$199,999	117	75	138	92
\$200,000 - \$299,999	98	89	134	146
\$300,000 - \$399,999	44	41	156	183
\$400,000 - \$499,999	22	8	199	219
\$500,000 - \$599,999	7	9	288	312
\$600,000 - \$699,999	4	1	240	47
\$700,000 - \$799,999	3	4	313	254
\$800,000 - \$899,999	4	3	311	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	1	460	190
\$1,500,000 - \$1,599,999	1	0	337	0
\$1,600,000 - \$1,699,999	1	0	38	0
Total	341	249		

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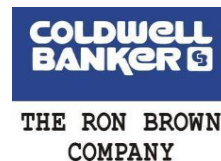


Rockport MLS Sales Single-Family January Thru August

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	16	16	98	149
\$100,000 - \$199,999	82	62	148	97
\$200,000 - \$299,999	86	87	121	145
\$300,000 - \$399,999	42	40	157	164
\$400,000 - \$499,999	22	8	199	219
\$500,000 - \$599,999	7	8	288	291
\$600,000 - \$699,999	4	1	240	47
\$700,000 - \$799,999	3	4	313	254
\$800,000 - \$899,999	4	3	311	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	1	460	190
\$1,500,000 - \$1,599,999	1	0	337	0
\$1,600,000 - \$1,699,999	1	0	38	0
Total	273	231		

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Rockport MLS Sales Condo/Townhouse January Thru 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	19	1	123	21
\$100,000 - \$199,999	35	13	115	66
\$200,000 - \$299,999	12	2	221	220
\$300,000 - \$399,999	2	1	121	955
\$500,000 - \$599,999	0	1	0	484
Total	68	18		

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