

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



<b>ALL CATEGORIES</b>	<b>August, 2017</b>	<b>August, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	31	45	45.2%
Residential total dollar volume*	\$7,252,060	\$13,058,821	80.1%
Average residential sales price*	\$233,937	\$290,196	24.0%
Median residential sales price*	\$199,900	\$234,000	17.1%
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 \$290,196 for August 2018, up 24.0 percent versus August 2017 when it was \$233,937.

The median price of residential homes for August 2018 was \$234,000, versus August 2017 when it was \$199,900, up 17.1 percent.

Total sales of residential homes for Rockport MLS for August 2018 was 45, an increase of 45.2 percent (14 homes) versus the same period last year.

The average Days on Market for residential homes for August 2018 was 155, 0.7 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>August, 2017</b>	<b>August, 2018</b>	<b>PERCENT CHANGE</b>
Residential property sales*	20	40	100.0%
Residential total dollar volume*	\$5,585,660	\$12,321,321	120.6%
Average residential sales price*	\$279,283	\$308,033	10.3%
Median residential sales price*	\$240,000	\$251,500	4.8%
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 \$308,033 for August 2018, up 10.3 percent versus August 2017 when it was \$279,283.

The median price of residential homes for August 2018 was \$251,500, versus August 2017 when it was \$240,000, an increase of 4.8 percent.

Total sales of residential homes for Rockport MLS for August 2018 was 40, up 100.0 percent (20 homes) versus August 2017 when it was 20.

The average Days on Market for residential homes for August 2018 was 160, 5.3 percent longer than August 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

<b>ALL CATEGORIES</b>	<b>August, 2017</b>	<b>August, 2018</b>	<b>PERCENT CHANGE</b>
Condo/Townhouse sales*	11	5	-54.5%
Total dollar volume*	\$1,666,400	\$737,500	-55.7%
Average sales price*	\$151,491	\$147,500	-2.6%
Median sales price*	\$168,000	\$117,000	-30.4%
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 \$147,500 for August 2018, down 2.6 percent versus August 2017 when it was \$151,491.

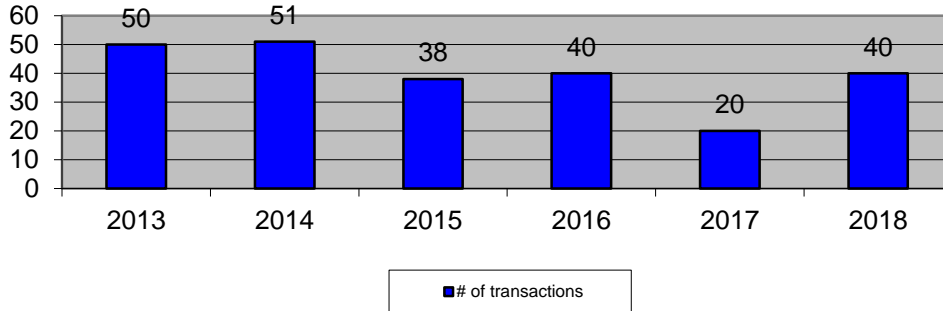
The median price of condo/townhouses for August 2018 was \$117,000, versus August 2017 when it was \$168,000, a decrease of 30.4 percent.

Total sales of condo/townhouses for Rockport MLS for August 2018 was 5, down 54.5 percent (6 homes) versus August 2017 when it was 11.

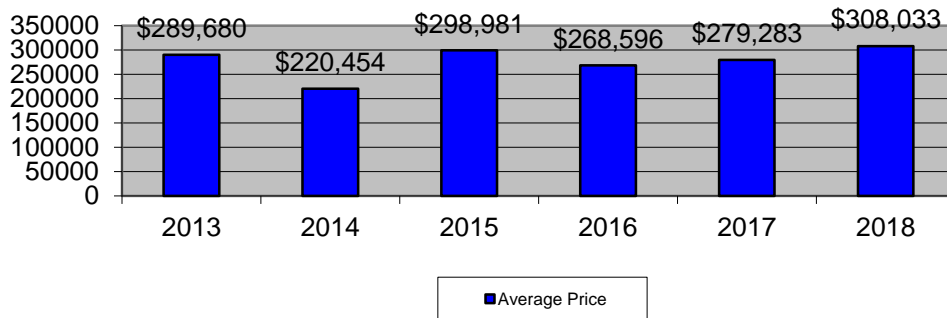
The average Days on Market for condo/townhouses for August 2018 was 111, 30.2 percent shorter than August 2017.

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.

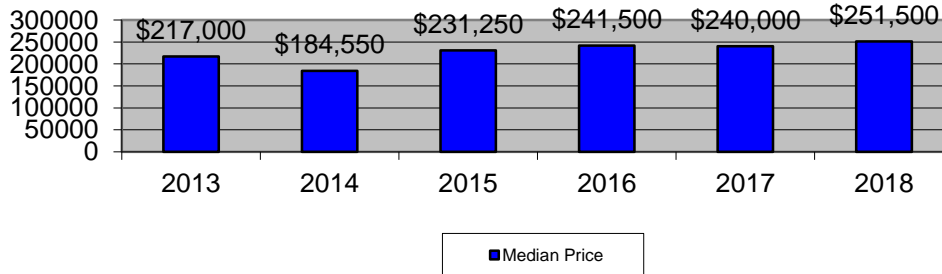
### Rockport MLS Sales Single-Family Month of August



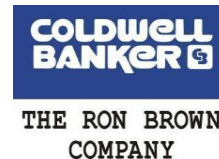
### Rockport MLS Sales Single-Family Month of August

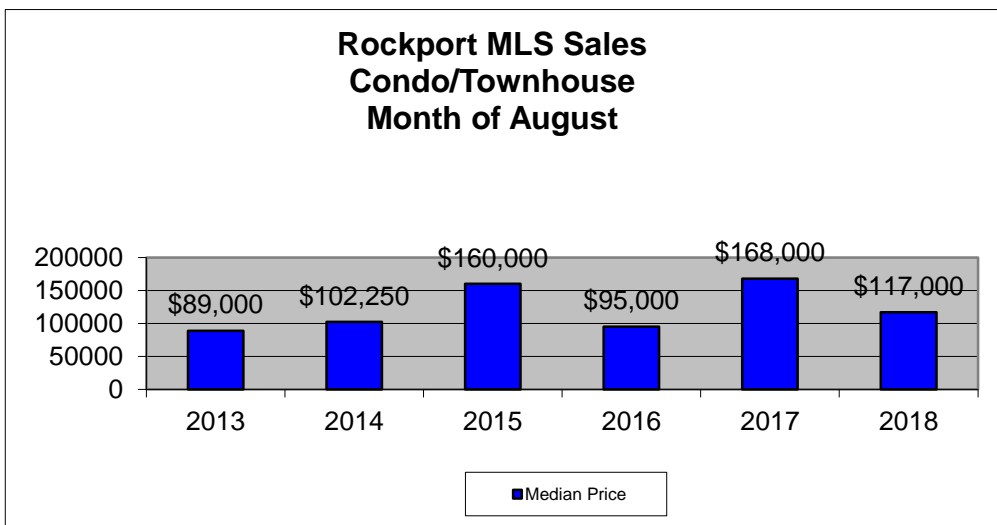
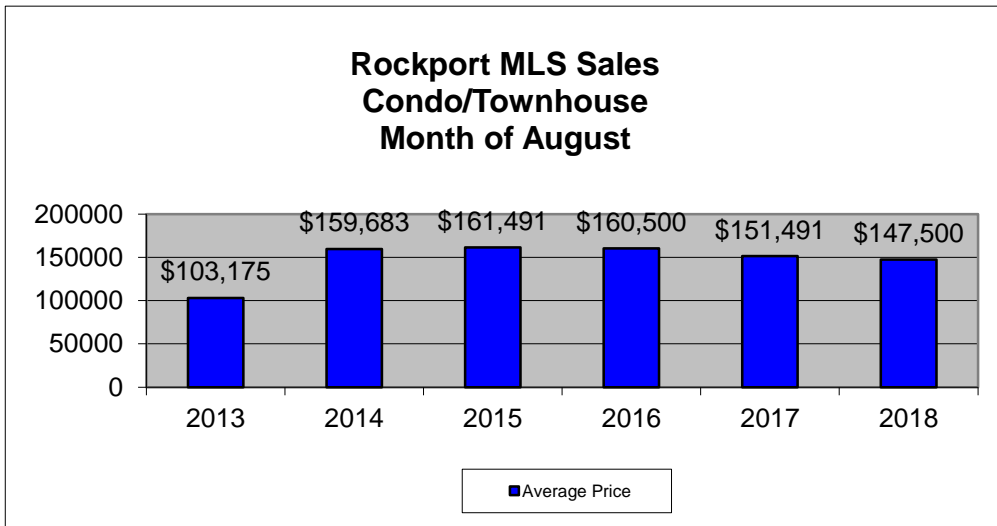
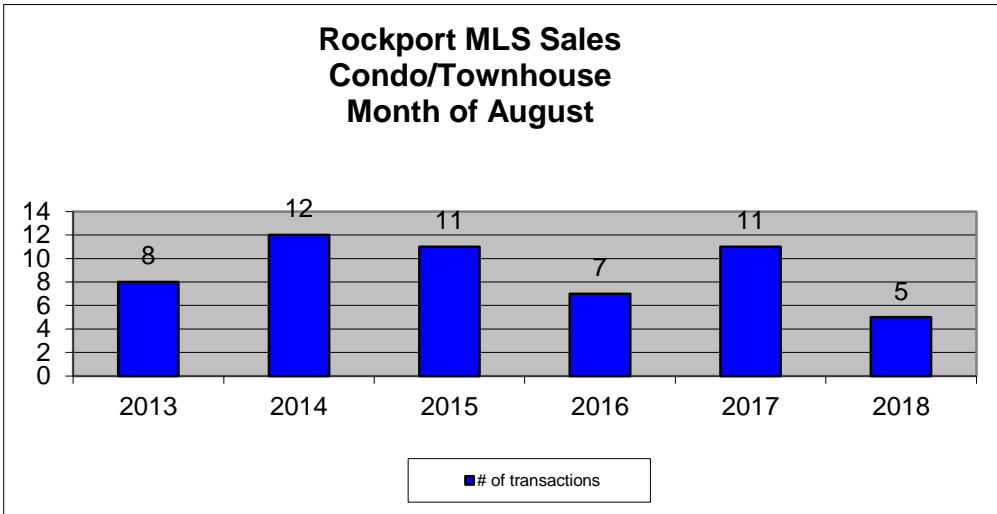


### Rockport MLS Sales Single-Family Month of August

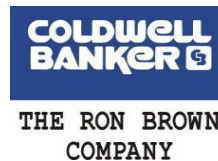


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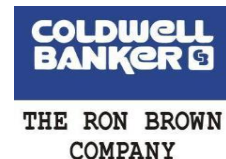


# Rockport MLS Sales Single-Family and Condo/Townhouse Month of August

## 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	3	1	73	122
\$100,000 - \$199,999	13	11	146	72
\$200,000 - \$299,999	8	19	177	134
\$300,000 - \$399,999	4	9	126	248
\$400,000 - \$499,999	1	1	176	119
\$500,000 - \$599,999	1	1	442	787
\$600,000 - \$699,999	0	0	0	0
\$700,000 - \$799,999	1	2	125	95
\$800,000 - \$899,999	0	0	0	0
\$1,400,000 - \$1,499,999	0	1	0	190
<b>Total</b>	<b>31</b>	<b>45</b>		

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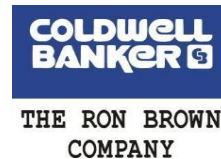


# Rockport MLS Sales Single-Family Month of August

## 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	1	1	15	122
\$100,000 - \$199,999	6	7	194	64
\$200,000 - \$299,999	6	18	102	129
\$300,000 - \$399,999	4	9	126	248
\$400,000 - \$499,999	1	1	176	119
\$500,000 - \$599,999	1	1	442	787
\$700,000 - \$799,999	1	2	125	95
\$1,400,000 - \$1,499,999	0	1	0	190
<b>Total</b>	20	40		

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## Rockport MLS Sales Condo/Townhouse Month of 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	2	0	102	0
\$100,000 - \$199,999	7	4	105	85
\$200,000 - \$299,999	2	1	402	214
<b>Total</b>	<b>11</b>	<b>5</b>		

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