

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



ALL CATEGORIES	Jan-Sept, 2017	Jan-Sept, 2018	PERCENT CHANGE
Residential property sales*	353	279	-21.0%
Residential total dollar volume*	\$94,096,526	\$75,065,459	-20.2%
Average residential sales price*	\$266,562	\$269,052	0.9%
Median residential sales price*	\$220,000	\$227,150	3.3%
Total active listings end of month*	244	264	8.2%
Months inventory*	7.2	7.5	4.2%

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

Residential Homes Update

The average sales price for residential homes was \$269,052 for January thru September 2018, up 0.9 percent versus January thru September 2017 when it was \$266,562.

The median price of residential homes for the first nine months of 2018 was \$227,150, versus the same period in 2017 when it was \$220,000, an increase of 3.3 percent.

Total sales of residential homes for Rockport MLS for January thru September 2018 was 279, a decrease of 21.0 percent (74 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru September 2018 was 146, 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 and condo/townhouse market. Six (6) months of inventory is considered a balanced market.

Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018



ROCKPORT MLS SINGLE-FAMILY

ALL CATEGORIES	Jan-Sept, 2017	Jan-Sept, 2018	PERCENT CHANGE
Residential property sales*	284	257	-9.5%
Residential total dollar volume*	\$83,853,126	\$71,188,559	-15.1%
Average residential sales price*	\$295,257	\$276,998	-6.2%
Median residential sales price*	\$245,000	\$234,250	-4.4%
Total active listings end of month*	202	221	9.4%
Months inventory*	7.7	7.3	-5.2%

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

Residential Homes Update

The average sales price for residential homes was \$276,998 for January thru September 2018, down 6.2 percent versus January thru September 2017 when it was \$295,257.

The median price of residential homes for the first nine months of 2018 was \$234,250, versus the same period in 2017 when it was \$245,000, a decrease of 4.4 percent.

Total sales of residential homes for Rockport MLS for January thru September 2018 was 257, a decrease of 9.5 percent (27 homes) versus the same period 2017.

The average Days on Market for residential homes for January thru September 2018 was 147, 4.6 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-Sept, 2017	Jan-Sept, 2018	PERCENT CHANGE
Condo/Townhouse sales*	69	22	-68.1%
Total dollar volume*	\$10,243,400	\$3,876,900	-62.2%
Average sales price*	\$148,455	\$176,223	18.7%
Median sales price*	\$130,000	\$151,500	16.5%
Total active listings end of month*	42	43	2.4%
Months inventory*	5.5	9.2	67.3%

*This figure refers to the condo/townhouse market.

Condo/Townhouse Update

The average sales price for condo/townhouses was \$176,223 for January thru September 2018, up 18.7 percent versus January thru September 2017 when it was \$148,455.

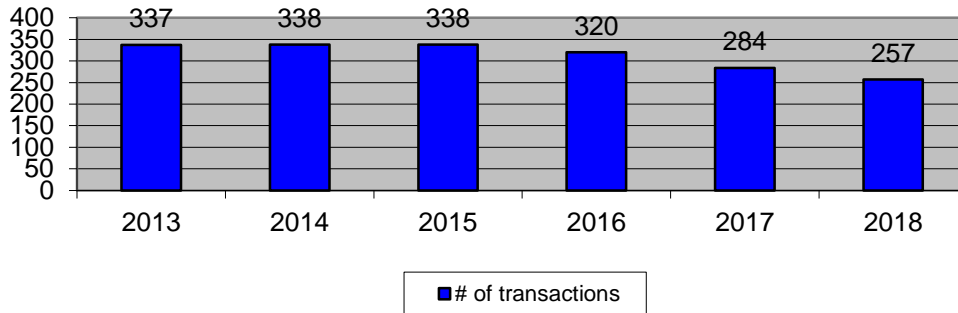
The median price of condo/townhouses for the first nine months of 2018 was \$151,500, versus the same period in 2017 when it was \$130,000, an increase of 16.5 percent.

Total sales of condo/townhouses for Rockport MLS for January thru September 2018 was 22, a decrease of 68.1 percent (47 homes) versus the same period 2017.

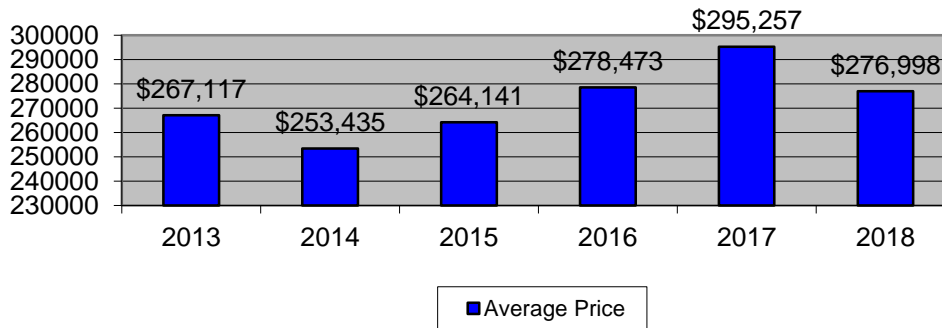
The average Days on Market for condo/townhouses for January thru September 2018 was 137, 1.5 percent longer than the same period last year.

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.

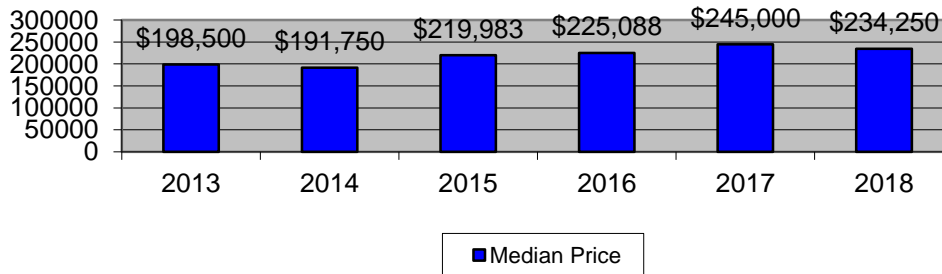
Rockport MLS Sales Single-Family January Thru September



Rockport MLS Sales Single-Family January Thru September



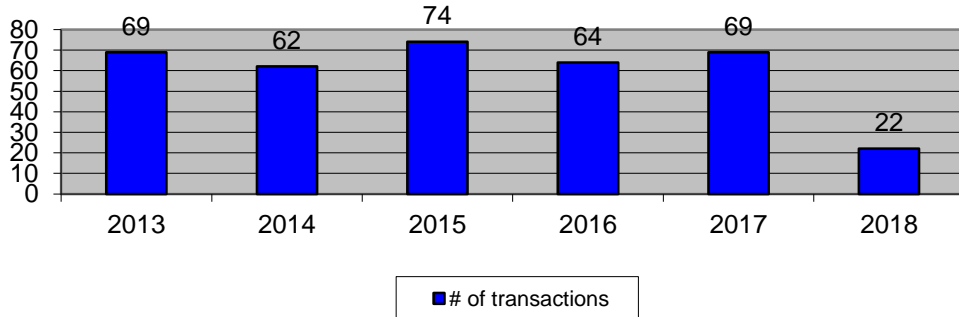
Rockport MLS Sales Single-Family January Thru September



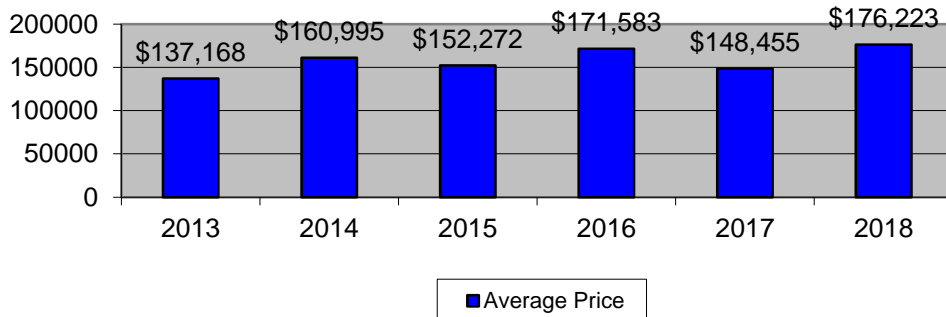
Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018



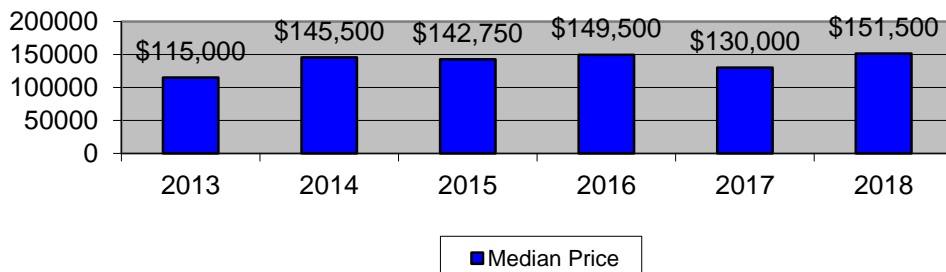
Rockport MLS Sales Condo/Townhouse January Thru September



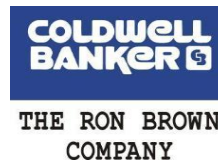
Rockport MLS Sales Condo/Townhouse January Thru September



Rockport MLS Sales Condo/Townhouse January Thru September



Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018



Rockport MLS Sales

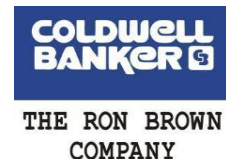
Single-Family and Condo/Townhouse

January Thru September

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	36	19	112	149
\$100,000 - \$199,999	119	85	137	96
\$200,000 - \$299,999	102	100	135	141
\$300,000 - \$399,999	47	42	156	181
\$400,000 - \$499,999	22	8	199	219
\$500,000 - \$599,999	9	11	299	280
\$600,000 - \$699,999	4	2	240	347
\$700,000 - \$799,999	3	5	313	218
\$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
\$1,200,000 - \$1,299,999	0	1	0	126
\$1,300,000 - \$1,399,999	0	1	0	43
\$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	353	279		

Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018

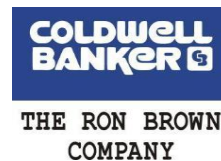


Rockport MLS Sales Single-Family January Thru September

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	17	18	100	156
\$100,000 - \$199,999	83	69	147	102
\$200,000 - \$299,999	90	97	123	141
\$300,000 - \$399,999	45	41	158	162
\$400,000 - \$499,999	22	8	199	219
\$500,000 - \$599,999	9	10	299	259
\$600,000 - \$699,999	4	2	240	347
\$700,000 - \$799,999	3	5	313	218
\$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
\$1,200,000 - \$1,299,999	0	1	0	126
\$1,300,000 - \$1,399,999	0	1	0	43
\$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	284	257		

Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018



Rockport MLS Sales Condo/Townhouse January Thru September

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	36	16	113	67
\$200,000 - \$299,999	12	3	221	159
\$300,000 - \$399,999	2	1	121	955
\$500,000 - \$599,999	0	1	0	484
Total	69	22		

Information Herein Deemed Reliable but Not Guaranteed
and Does Not Reflect All Transactions In The Market.
Source: Rockport Multiple Listing Service (Areas 1-6)
© Copyright 2018

