

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



ALL CATEGORIES	12 Months Ending		PERCENT CHANGE
	July, 2015	July, 2016	
Residential property sales*	558	519	-7.0%
Residential total dollar volume*	\$135,907,727	\$137,257,589	1.0%
Average residential sales price*	\$243,562	\$264,465	8.6%
Median residential sales price*	\$198,400	\$206,500	4.1%
Total active listings end of month [†]	372	352	-5.4%
Months inventory*	7.5	7.7	2.7%

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

Residential Homes Update

The average sales price for residential homes was \$264,465 for the 12 months ending July, 2016, up 8.6 percent versus the same period last year when it was \$243,562.

The median price of residential homes for the 12 months ending July, 2016 was \$206,500, versus the same period last year when it was \$198,400, up 4.1 percent.

Total sales of residential homes for Rockport MLS for the 12 months ending July, 2016 was 519, a decrease of 7.0 percent (39 homes) versus the same period last year.

The average Days on Market for residential homes for the 12 months ending July, 2016 was 156, 5.5 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 July, 2015	12 Months Ending July, 2016	PERCENT CHANGE
Residential property sales*	466	427	-8.4%
Residential total dollar volume*	\$121,316,127	\$121,968,039	0.5%
Average residential sales price*	\$260,335	\$285,639	9.7%
Median residential sales price*	\$208,203	\$223,000	7.1%
Total active listings end of month [†]	306	294	-3.9%
Months inventory*	7.6	7.7	1.3%

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

Residential Homes Update

The average sales price for residential homes was \$285,639 for the 12 months ending July 2016, up 9.7 percent versus the same period last year when it was \$260,335.

The median price of residential homes for the 12 months ending July 2016 was \$223,000, versus the same period last year when it was \$208,203, an increase of 7.1 percent.

Total sales of residential homes for Rockport MLS for the 12 months ending July 2016 was 427, down 8.4 percent (39 homes) versus the same period last year when it was 466.

The average Days on Market for residential homes for the 12 months ending July 2016 was 161, 0.6 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 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 July, 2015	12 Months Ending July, 2016	PERCENT CHANGE
Condo/Townhouse sales*	92	92	0.0%
Total dollar volume*	\$14,591,600	\$15,289,550	4.8%
Average sales price*	\$158,604	\$166,191	4.8%
Median sales price*	\$136,250	\$149,250	9.5%
Total active listings end of month [†]	66	58	-12.1%
Months inventory*	7.1	7.9	11.3%

*This figure refers to the condo/townhouse market.

Condo/Townhouse Update

The average sales price for condo/townhouses was \$166,191 for the 12 months ending July 2016, up 4.8 percent versus the same period last year when it was \$158,604.

The median price of condo/townhouses for the 12 months ending July 2016 was \$149,250, versus the same period last year when it was \$136,250, an increase of 9.5 percent.

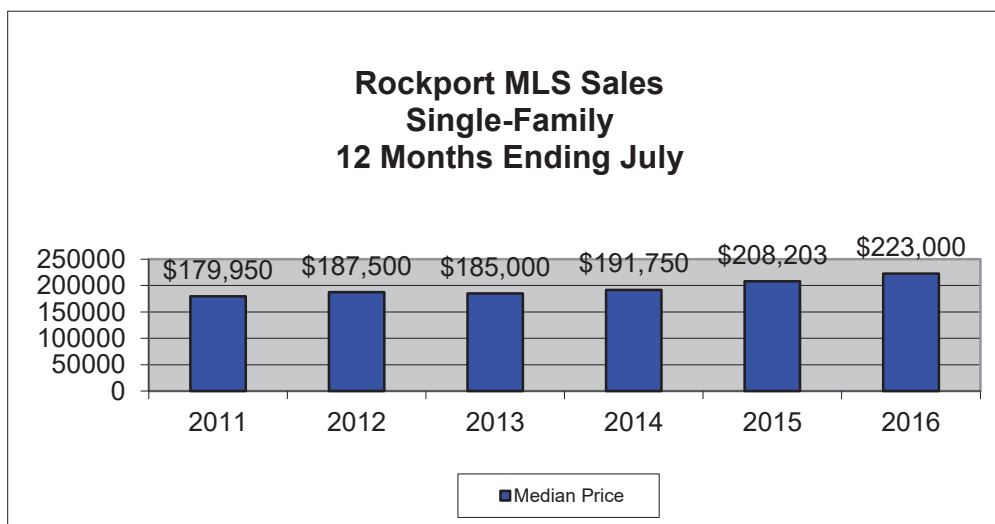
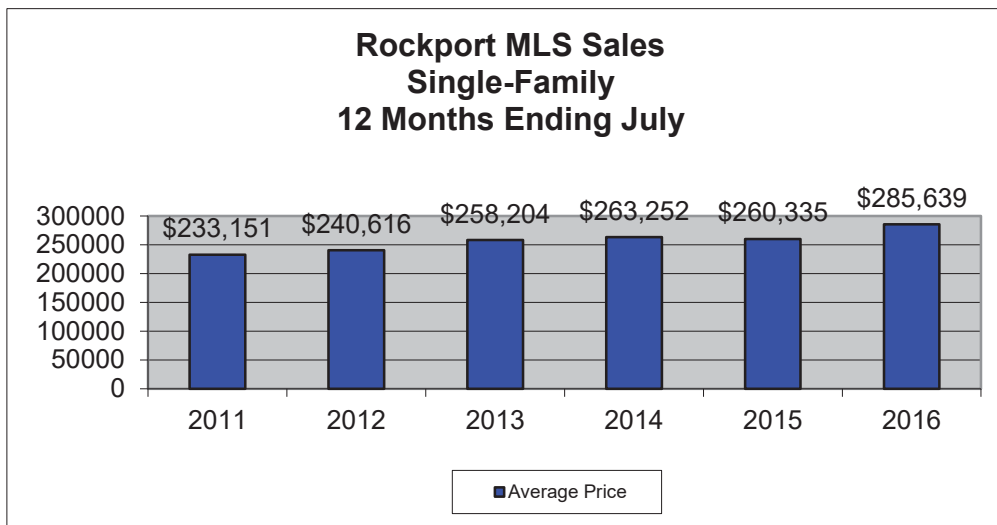
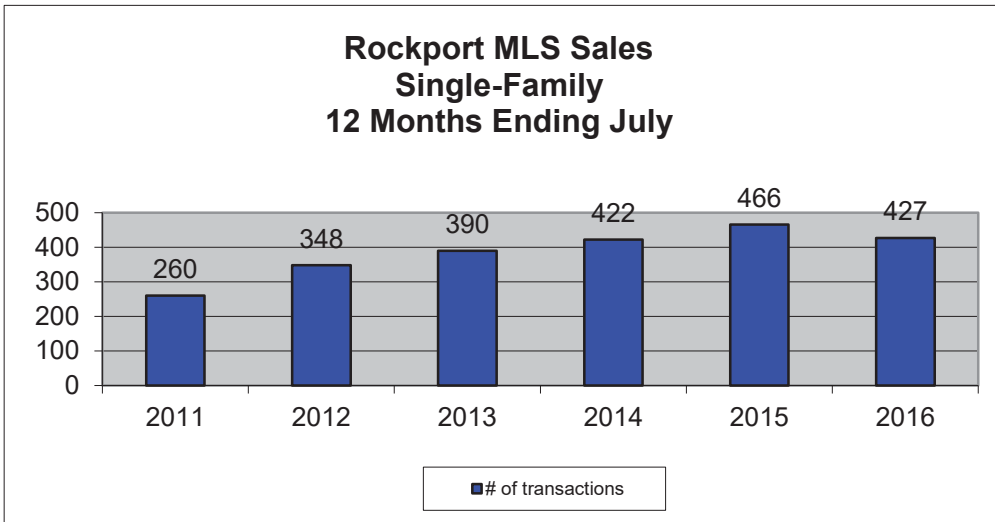
Total sales of condo/townhouses for Rockport MLS for the 12 months ending July 2016 was 92, the same as last year.

The average Days on Market for condo/townhouses for the 12 months ending July 2016 was 135, 29.3 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 condo/townhouse market. Six (6) months of inventory is considered a balanced market.

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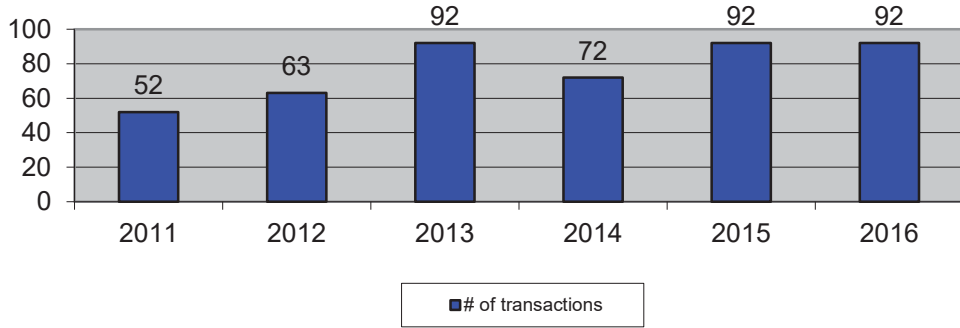




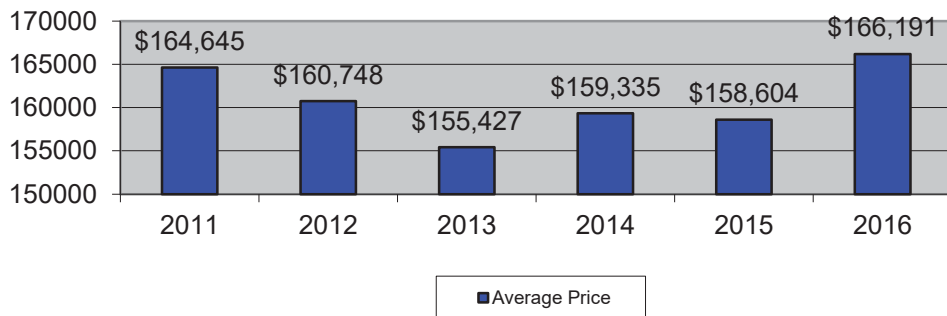
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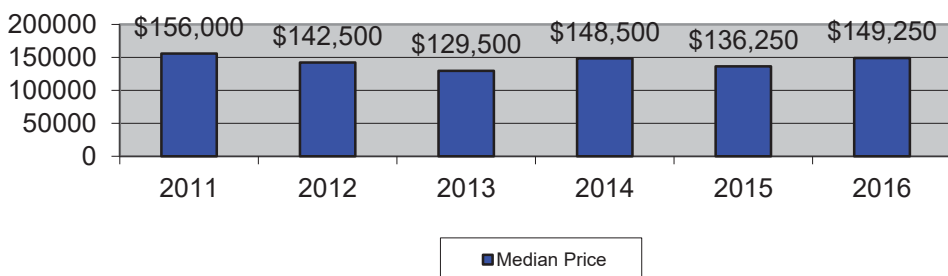
Rockport MLS Sales Condo/Townhouse 12 Month Period Ending July



Rockport MLS Sales Condo/Townhouse 12 Month Period Ending July



Rockport MLS Sales Condo/Townhouse 12 Month Period Ending July



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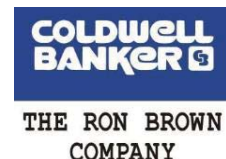


Rockport MLS Sales Single-Family and Condo/Townhouse 12 Months Ending July

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2015 Count</u>	<u>2016 Count</u>	<u>2015 Average Days On Market</u>	<u>2016 Average Days On Market</u>
\$0 - \$99,999	67	69	140	173
\$100,000 - \$199,999	213	181	147	127
\$200,000 - \$299,999	169	138	165	135
\$300,000 - \$399,999	38	45	182	138
\$400,000 - \$499,999	28	24	233	200
\$500,000 - \$599,999	20	24	220	298
\$600,000 - \$699,999	9	13	239	225
\$700,000 - \$799,999	4	10	194	282
\$800,000 - \$899,999	3	7	236	169
\$900,000 - \$999,999	2	1	85	75
\$1,000,000 - \$1,099,999	1	2	142	128
\$1,100,000 - \$1,199,999	0	1	0	758
\$1,200,000 - \$1,299,999	1	1	140	677
\$1,300,000 - \$1,399,999	0	1	0	141
\$1,400,000 - \$1,499,999	1	1	633	62
\$1,700,000 - \$1,799,999	0	1	0	64
\$1,800,000 - \$1,899,999	1	0	414	0
\$2,200,000 - \$2,299,999	1	0	260	0
Total	558	519		

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Rockport MLS Sales Single-Family 12 Months Ending July

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2015 Count</u>	<u>2016 Count</u>	<u>2015 Average Days On Market</u>	<u>2016 Average Days On Market</u>
\$0 - \$99,999	36	44	145	214
\$100,000 - \$199,999	181	144	138	130
\$200,000 - \$299,999	144	112	149	123
\$300,000 - \$399,999	34	43	186	132
\$400,000 - \$499,999	28	23	233	207
\$500,000 - \$599,999	20	24	220	298
\$600,000 - \$699,999	9	12	239	244
\$700,000 - \$799,999	4	10	194	282
\$800,000 - \$899,999	3	7	236	169
\$900,000 - \$999,999	2	1	85	75
\$1,000,000 - \$1,099,999	1	2	142	128
\$1,100,000 - \$1,199,999	0	1	0	758
\$1,200,000 - \$1,299,999	1	1	140	677
\$1,300,000 - \$1,399,999	0	1	0	141
\$1,400,000 - \$1,499,999	1	1	633	62
\$1,700,000 - \$1,799,999	0	1	0	64
\$1,800,000 - \$1,899,999	1	0	414	0
\$2,200,000 - \$2,299,999	1	0	260	0
Total	466	427		

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Rockport MLS Sales Condo/Townhouse 12 Months Ending July

Market Summary (by Sold Price)

<u>Price Range</u>	<u>2015 Count</u>	<u>2016 Count</u>	<u>2015 Average Days On Market</u>	<u>2016 Average Days On Market</u>
\$0 - \$99,999	31	25	134	101
\$100,000 - \$199,999	32	37	195	118
\$200,000 - \$299,999	25	26	261	188
\$300,000 - \$399,999	4	2	141	277
\$400,000 - \$499,999	0	1	0	51
\$600,000 - \$699,999	0	1	0	1
Total	92	92		

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