

Tuscaloosa Area Residential Real Estate: Annual Trends Report

Market Indicators

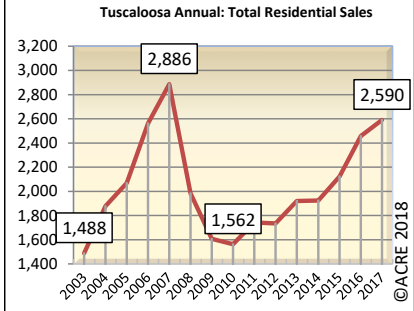
Annual Trends

Infographs

Total Residential Sales

Tuscaloosa residential sales for the year of 2017 totaled 2,590 units, representing an increase of 5.4 percent when compared to 2,457 units that were sold in the year of 2016.

<u>Last Year</u>	2017	2,590	
vs. Previous Year	2016	2,457	5.4%
vs. 5-Yr Avg	12-'16	2,032	27.5%
vs. Peak	2007	2,886	-10.3%
vs. Trough	2003	1,488	74.1%



ACRE Commentary

"Compared to historical data, current annual sales are 16 percent above the 3-year annual average and 27.5 percent above the 5-year annual average."

Historical Home Sales

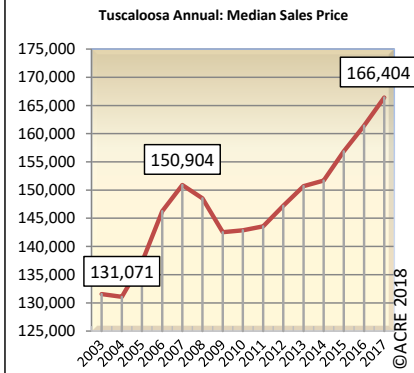
2016	2,457
2015	2,122
2014	1,924
2013	1,920
2012	1,735
5- Year Avg:	2,032
3- Year Avg:	2,168

**Graph: 2003-2017
(Per Annum)**

Median Sales Price

The median sales price in Tuscaloosa for the year of 2017 was \$166,404, a 3.1 percent increase from the year of 2016's median sales price of \$161,408.

<u>Last Year</u>	2017	166,404	
vs. Previous Year	2016	161,408	3.1%
vs. 5-Yr Avg	12-'16	153,571	8.4%
Median Peak	2017	166,404	0.0%
Trough	2003	131,558	26.5%



ACRE Commentary

"Compared to historical data to the right, the current annual median price is 5.8 percent above the 3-year annual average and 8.4 percent above the 5-year annual average."

Historical Median Selling Price

2016	161,408
2015	156,879
2014	151,665
2013	150,683
2012	147,220
5- Year Avg:	153,571
3- Year Avg:	156,651

**Graph: 2003-2017
(Per Annum)**



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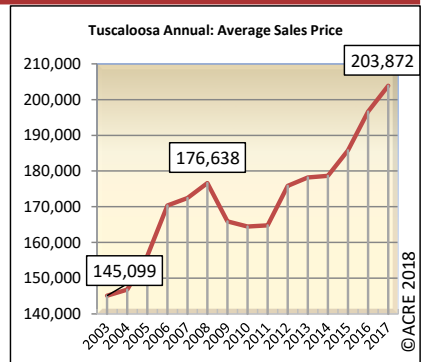
Infographs

Average Sales Prices

The average sales price in Tuscaloosa for the year of 2017 was \$203,872, a 3.7 percent increase from the year of 2016's average sales price of \$196,646.

Last Year	2017	203,872	
vs. Previous Year	2016	196,646	3.7%
vs. 5-Yr Avg	12-'16	183,030	11.4%

Average Peak	2017	203,872	0.0%
Trough	2003	145,099	40.5%



<p>ACRE Commentary</p> <p>"Compared to historical data to the right, the current annual average price is 8.2 percent above the 3-year annual average and 11.4 percent above the 5-year annual average."</p>	Historical Average Selling Price	
	2016	196,646
	2015	185,803
	2014	178,686
	2013	178,171
	2012	175,842
	5-Year Avg:	183,030
	3-Year Avg:	187,045

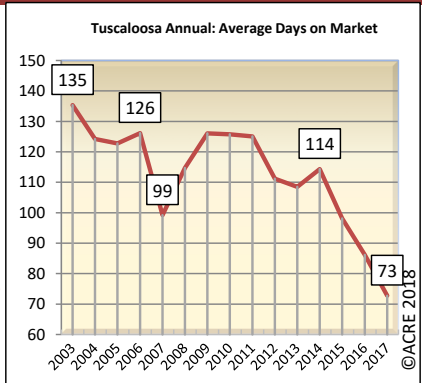
Graph: 2003-2017
(Per Annum)

Days on Market (DOM)

The average number of days on the market in the year of 2017 was 73 days, representing a decrease of 15.6 percent from 86 days on market in the year of 2016.

Last Year	2017	73	
vs. Previous Year	2016	86	-15.6%
vs. 5-Yr Avg	12-'16	104	-29.8%

DOM Peak	2003	135	-46.1%
Trough	2017	73	-0.3%



<p>ACRE Commentary</p> <p>"Compared to historical data to the right, the current annual DOM average is 29.8 percent below the 5-year annual average and 37 percent below the 3-year annual average."</p>	Historical Average DOM	
	2016	86
	2015	98
	2014	114
	2013	109
	2012	111
	5-Year Avg:	104
	3-Year Avg:	100

Graph: 2003-2017
(Per Annum)



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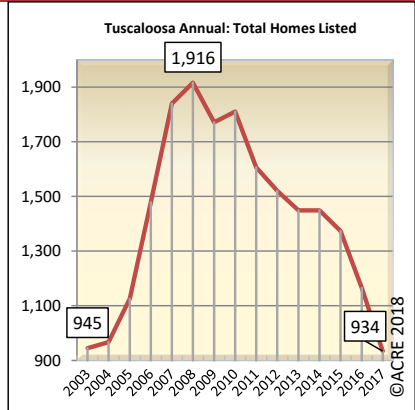
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Homes Listed for Sale

Tuscaloosa's average number of residential units available for sale in the year of 2017 decreased by 231 units when compared to the year of 2016.

Last Year	2017	934	
vs. Previous Year	2016	1,165	-19.9%
vs. 5-Yr Avg	12-'16	1,392	-32.9%
Inventory Peak	2008	1,916	-51.3%
Trough	2017	934	0.0%



ACRE Commentary	Historical Total Homes Listed	
"The 5-year inventory average ('12-'16) is 1,392 units, 458 units higher than current results. Compared to the historical data to the right, the current number of homes listed for sale is 32.9 percent below the 5-year annual average and 42.2 percent below the 3-year annual average."	2016	1,165
	2015	1,374
	2014	1,449
	2013	1,449
	2012	1,521
	5-Year Avg:	1,392
	3-Year Avg:	1,329

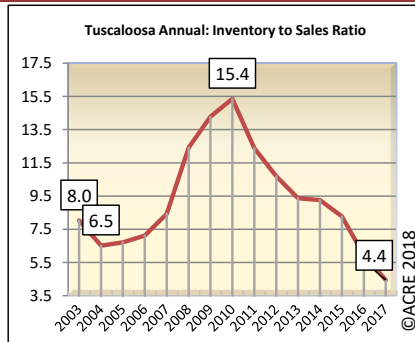
Graph: 2003-2017

(Per Annum)

Inventory-to-Sales Ratio

Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply. The market is considered to be in balance at approximately 6 months of housing supply.

Last Year	2017	4.4	
vs. Previous Year	2016	5.9	-25.2%
vs. 5-Yr Avg	12-'16	8.7	-48.9%
I/S Ratio Peak	2010	15.4	-71.0%
Trough	2004	6.5	-31.8%



ACRE Commentary	Historical I/S Ratio	
"Compared to historical data to the right, the annual supply is 43.6 percent below the 3-year annual average and 48.9 percent below the 5-year annual average."	2016	5.9
	2015	8.3
	2014	9.3
	2013	9.4
	2012	10.7
	5-Year Avg:	8.7
	3-Year Avg:	7.8

Graph: 2003-2017

(Per Annum)

NOTE: This representation is based in whole or in part on data supplied by the reporting boards/associations of REALTORS® or their Multiple Listing Service. The Alabama Center for Real Estate does not guarantee and is in no way responsible for its accuracy. Any market data maintained by the Center does not necessarily include information on listings not published at the request of the seller, listings of brokers who are not members of a local board/association or MLS, unlisted properties, rental properties, etc. The statistics included in this report reflect the residential sales of houses, condominiums, and town homes. Historical Monthly Housing Statistics are available on the web at Alabama Center for Real Estate's homepage - www.acre.culverhouse.ua.edu.



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