

Tuscaloosa Area Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

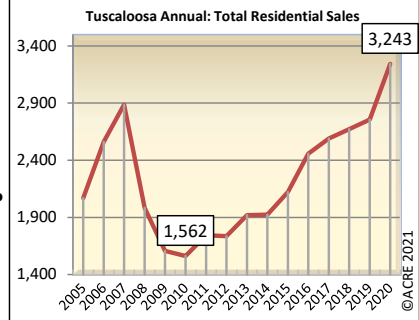
Tuscaloosa residential sales during 2020 totaled 3,243 units, representing an increase of 17.7% when compared to 2,756 units that were sold in the prior year.

Last Year

vs. Previous Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

2020	3,243	
2019	2,756	17.7%
15-'19	2,519	28.7%
2020	3,243	0.0%
2010	1,562	107.6%



ACRE Commentary

"Compared to historical data, current annual sales are 21.4% above the 3-year annual average and 28.7% above the 5-year annual average."

Historical Home Sales

2019	2,756
2018	2,671
2017	2,590
2016	2,457
2015	2,122
5- Year Avg:	2,519
3- Year Avg:	2,672

Graph: 2005-2020
(Per Annum)

Median Sales Price

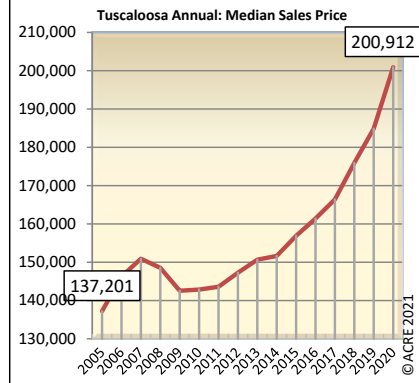
The median sales price in Tuscaloosa during 2020 was \$200,912, a 8.7 percent increase from the prior year's median sales price of \$184,904.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Median Peak
Trough

2020	200,912	
2019	184,904	8.7%
15-'19	169,098	18.8%
2020	200,912	0.0%
2005	137,201	46.4%



ACRE Commentary

"Compared to historical data to the right, the current annual median price is 14.3 percent above the 3-year annual average and 18.8 percent above the 5-year annual average."

Historical Median Selling Price

2019	184,904
2018	175,894
2017	166,404
2016	161,408
2015	156,879
5- Year Avg:	169,098
3- Year Avg:	175,734

Graph: 2005-2020
(Per Annum)



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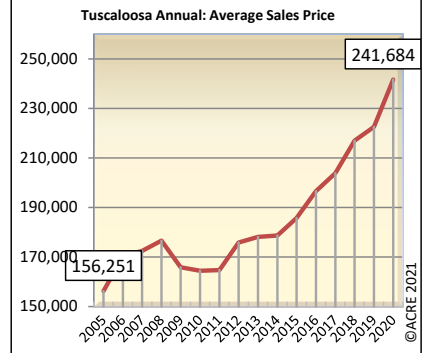
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Average Sales Prices

The average sales price in Tuscaloosa during 2019 was \$241,684, a 8.6 percent increase from the prior year's average sales price of \$222,577.

Last Year	2020	241,684	
vs. Previous Year	2019	222,577	8.6%
vs. 5-Yr Avg	15-'19	205,175	17.8%

Average Peak	2020	241,684	0.0%
Trough	2005	156,251	54.7%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the current annual average price is 12.7 percent above the 3-year annual average and 17.8 percent above the 5-year annual average."

Historical Average Selling Price

2019	222,577
2018	216,977
2017	203,872
2016	196,646
2015	185,803

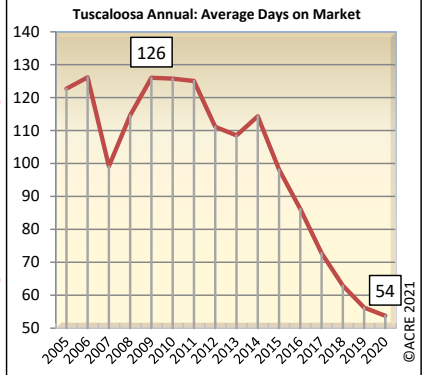
5-Year Avg:	205,175
3-Year Avg:	214,476

Days on Market (DOM)

The average number of days on the market in 2020 was 54 days, representing a decrease of 4.4 percent from 56 days on market during the prior year.

Last Year	2020	54	
vs. Previous Year	2019	56	-4.4%
vs. 5-Yr Avg	15-'19	78	-31.5%

DOM Peak	2009	126	-57.3%
Trough	2020	54	-0.5%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the current annual DOM average is 31.5 percent below the 5-year annual average and 15.6 percent below the 3-year annual average."

Historical Average DOM

2019	56
2018	63
2017	73
2016	86
2015	98

5-Year Avg:	75
3-Year Avg:	64



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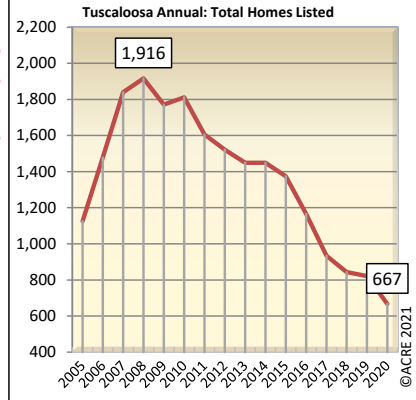
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Homes Listed for Sale

Tuscaloosa's average number of residential units available for sale decreased 18.8 percent when compared to the prior year.

Last Year	2020	667	
vs. Previous Year	2019	822	-18.8%
vs. 5-Yr Avg	15-'19	1,028	-35.1%
Inventory Peak	2008	1,916	-65.2%
Trough	2020	667	0.0%



ACRE Commentary	Historical Total Homes Listed	
"Compared to the historical data to the right, the current number of homes listed for sale is 35.1 percent below the 5-year annual average and 23 percent below the 3-year annual average."	2019	822
	2018	843
	2017	934
	2016	1,165
	2015	1,374
	5-Year Avg:	1,028
	3-Year Avg:	866

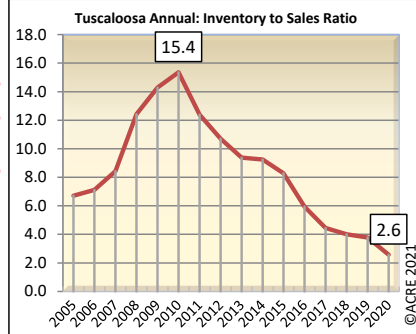
Graph: 2005-2020

(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	2020	2.6	
vs. Previous Year	2019	3.8	-31.8%
vs. 5-Yr Avg	15-'19	5.3	-51.3%
I/S Ratio Peak	2010	15.4	-83.2%
Trough	2020	2.6	-1.0%



ACRE Commentary	Historical I/S Ratio	
"Compared to historical data to the right, the annual supply is 36.6 percent below the 3-year annual average and 51.3 percent below the 5-year annual average."	2019	3.8
	2018	4.0
	2017	4.4
	2016	5.9
	2015	8.3
	5-Year Avg:	5.3
	3- Year Avg:	4.1

Graph: 2005-2020

(Per Annum)

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