

Statewide Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

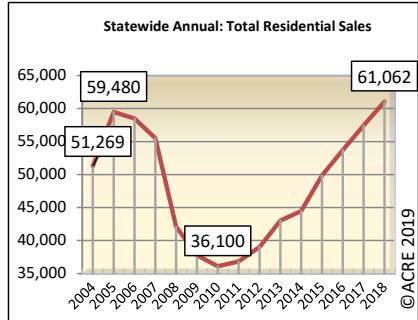
Statewide residential sales for the year of 2018 totaled 61,062 units, representing an increase of **3,493 transactions** when compared to 57,569 units that were sold in the year of 2017.

Last Year

vs. Previous Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

2018	61,062	
2017	57,427	6.3%
13-'17	49,697	22.9%
2018	61,062	0.0%
2010	36,100	69.1%



Graph: 2004 - 2018
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 13.8% above the 3-year annual average and 22.9% above the 5-year annual average."

Historical Home Sales

2017	57,427
2016	53,709
2015	49,840
2014	44,484
2013	43,023
5- Year Avg:	49,697
3- Year Avg:	53,659

Median Sales Price

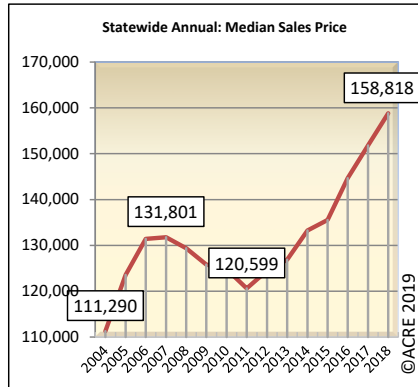
The statewide median sales price for the year of 2018 was \$158,818, a 4.6 percent increase from the year of 2017's median sales price of \$151,814.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Median Peak
Trough

2018	158,818	
2017	151,814	4.6%
13-'17	138,434	14.7%
2018	158,818	0.0%
2002	111,290	42.7%



Graph: 2004 - 2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 10.3% above the 3-year annual average and 14.7% above the 5-year annual average."

Historical Median Selling Price

2017	151,814
2016	144,691
2015	135,570
2014	133,228
2013	126,864
5- Year Avg:	138,434
3- Year Avg:	144,025



Market Indicators

Annual Trends

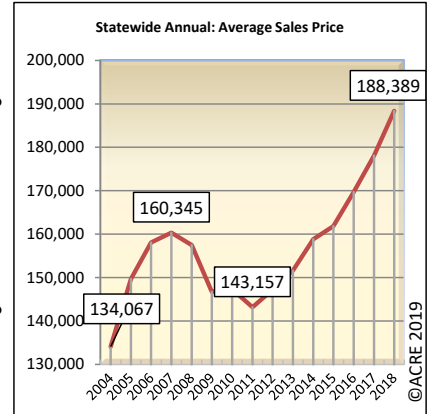
Infographs

Average Sales Prices

The statewide average sales price for the year of 2018 was \$188,389, a 5.8 percent increase from the year of 2017's average sales price of \$178,093.

Last Year	2018	188,389	
vs. Previous Year	2017	178,093	5.8%
vs. 5-Yr Avg	13-'17	164,016	14.9%

Average Peak	2018	188,389	0.0%
Trough	2004	134,067	40.5%



Graph: 2004 - 2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average sales price is 10.9% above the 3-year annual average and 14.9% above the 5-year annual average."

Historical Average Selling Price

2017	178,093
2016	169,716
2015	161,835
2014	158,823
2013	151,611

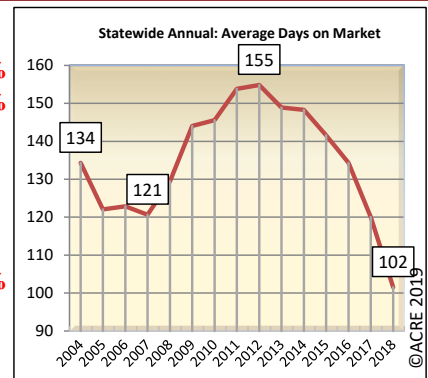
5-Year Avg:	164,016
3-Year Avg:	169,881

Days on Market (DOM)

The average number of days on the market in the year of 2018 was 102, representing a decrease of 15.4 percent from 120 days on market in the year of 2017.

Last Year	2018	102	
vs. Previous Year	2017	120	-15.4%
vs. 5-Yr Avg	13-'17	139	-26.8%

DOM Peak	2012	155	-34.4%
Trough	2018	102	-0.5%



Graph: 2004 - 2018
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('13-'17) for the year is 139 days, 37 days higher than current results. Compared to historical data to the right, the annual DOM is 26.8% below the 5-year annual average, and 22.7% below the 3-year annual average."

Historical Average DOM

2017	120
2016	134
2015	142
2014	148
2013	149

5-Year Avg:	139
3-Year Avg:	132



Market Indicators

Annual Trends

Infographs

Homes Listed for Sale

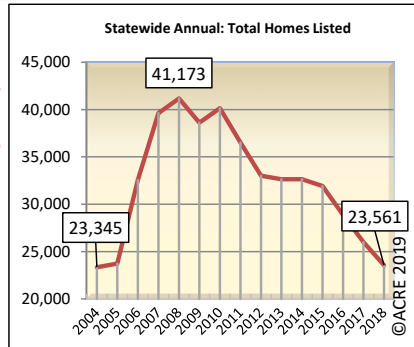
The statewide average number of residential units available for sale in the year of 2018 decreased by **2,450 units**, when compared to the year of 2017.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Inventory **Peak**
Trough

2018	23,561	
2017	26,011	-9.4%
13-'17	30,417	-22.5%
2008	41,173	-42.8%
2004	23,345	0.9%



Graph: 2004 - 2018
(Per Annum)

ACRE Commentary

"The 5-year inventory average ('13-'17) is 30,417 units, 6,856 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 22.5% below the 5-year annual average, and 18.6% below the 3-year annual average."

Historical Total Homes Listed

2017	26,011
2016	28,870
2015	31,924
2014	32,636
2013	32,646
5-Year Avg:	30,417
3-Year Avg:	28,935

Inventory-to-Sales Ratio

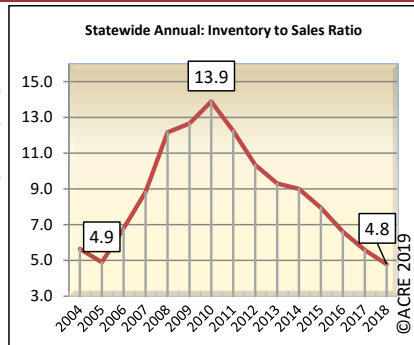
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply (Market considered to be in balance at approximately 6 months).

Last Year

vs. Previous Year
vs. 5-Yr Avg

I/S Ratio **Peak**
Trough

2018	4.8	
2017	5.6	-14.1%
13-'17	7.7	-37.7%
2010	13.9	-65.5%
2018	4.8	-0.3%



Graph: 2004 - 2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual supply is 28.4% below the 3-year annual average and 37.7% below the 5-year annual average."

Historical I/S Ratio

2017	5.6
2016	6.6
2015	7.9
2014	9.0
2013	9.3
5-Year Avg:	7.7
3-Year Avg:	6.7

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.cba.ua.edu.

