

Athens-Limestone County Residential Real Estate: Annual Trends Report

Market Indicators

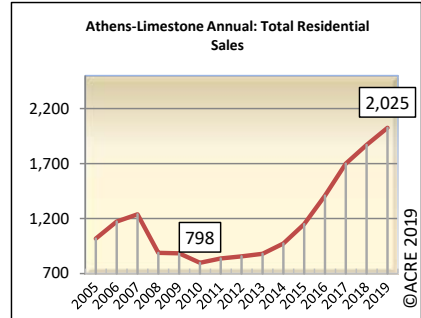
Annual Trends

Infographs

Total Residential Sales

Athens-Limestone County residential sales for the year of 2019 totaled 2,025 units, representing an increase of 155 transactions when compared to 1,870 units that were sold in the year of 2018.

Last Year	2019	2,025	
vs. Previous Year	2018	1,870	8.3%
vs. 5-Yr Avg	14-'18	1,420	42.6%
vs. Peak	2019	2,025	0.0%
vs. Trough	2010	798	153.8%



**Graph: 2005-2019
(Per Annum)**

ACRE Commentary

"Compared to historical data, annual sales are 22.1% above the 3-year annual average and 42.6% above the 5-year annual average."

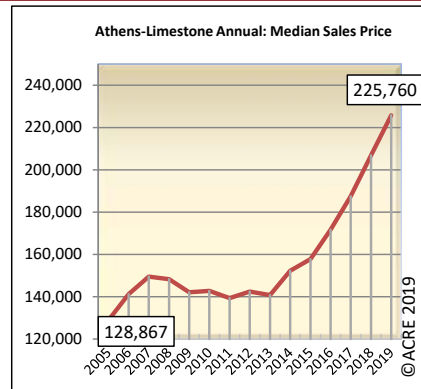
Historical Home Sales

2018	1,870
2017	1,700
2016	1,408
2015	1,149
2014	974
5- Year Avg:	1,420
3- Year Avg:	1,659

Median Sales Price

The median sales price in Athens-Limestone County for the year of 2019 was \$225,706, a 9.1% increase from the year of 2018's median sales price of \$206,855.

Last Year	2019	225,760	
vs. Previous Year	2018	206,855	9.1%
vs. 5-Yr Avg	14-'18	175,219	28.8%
Median Peak	2019	225,760	0.0%
Trough	2005	128,867	75.2%



**Graph: 2005-2019
(Per Annum)**

ACRE Commentary

"Compared to historical data to the right, the annual median price is 19.7% above the 3-year annual average and 28.8% above the 5-year annual average."

Historical Median Selling Price

2018	206,855
2017	187,459
2016	171,739
2015	157,820
2014	152,223
5- Year Avg:	175,219
3- Year Avg:	188,684



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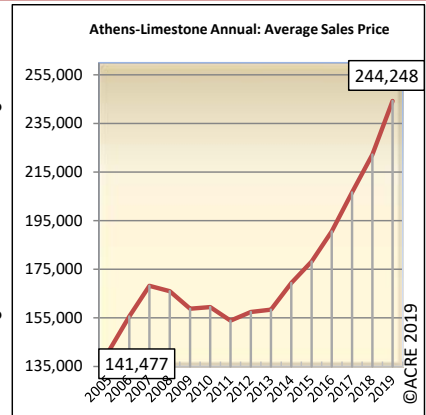
Infographs

Average Sales Prices

The average sales price in Athens-Limestone County for the year of 2019 was \$244,248, a 9.9% increase from the year of 2018's average sales price of \$222,237.

Last Year	2019	244,248	
vs. Previous Year	2018	222,237	9.9%
vs. 5-Yr Avg	14-'18	193,396	26.3%

Average Peak	2019	244,248	0.0%
Trough	2005	141,477	72.6%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 18.3% above the 3-year annual average and 26.3% above the 5-year annual average."

Historical Average Selling Price

2018	222,237
2017	206,587
2016	190,570
2015	178,223
2014	169,362

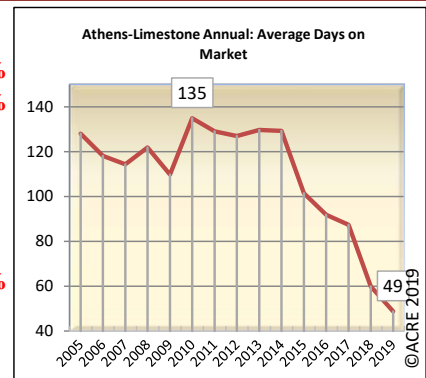
5-Year Avg:	193,396
3-Year Avg:	206,465

Days on Market (DOM)

The average number of days on the market in the year of 2019 was 49, representing a decrease of 18.5% from 60 days on market in the year of 2018.

Last Year	2019	49	
vs. Previous Year	2018	60	-18.5%
vs. 5-Yr Avg	14-'18	94	-48.1%

DOM Peak	2010	135	-63.9%
Trough	2019	49	-0.5%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('14-'18) for the year is 94 days, 45 days higher than current results. Compared to historical data to the right, the annual DOM is 48.1% below the 5-year annual average, and 38.8% below the 3-year annual average."

Historical Average DOM

2018	60
2017	87
2016	92
2015	101
2014	129

5-Year Avg:	94
3-Year Avg:	80



Market Indicators

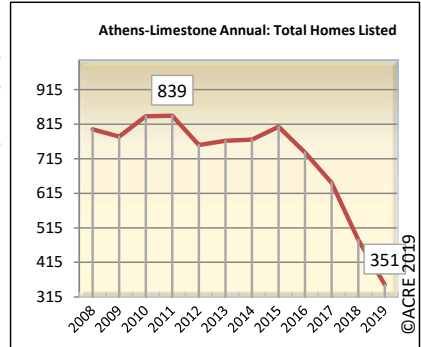
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Homes Listed for Sale

Athens-Limestone County's average number of residential units available for sale in the year of 2019 decreased by **119 units**, when compared to the year of 2018.

<u>Last Year</u>	2019	351	
vs. Previous Year	2018	480	-27.0%
vs. 5-Yr Avg	14-'18	687	-49.0%
Inventory Peak	2011	839	-58.2%
Trough	2019	351	-0.1%



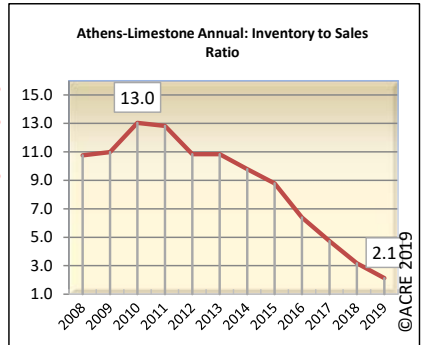
<u>ACRE Commentary</u>	<u>Historical Total Homes Listed</u>	
"The 5-year inventory average ('14-'18) is 687 units, 336 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 49.0% below the 5-year annual average, and 43.3% below the 3-year annual average."	2018	480
	2017	645
	2016	733
	2015	808
	2014	770
	5-Year Avg:	687
	3-Year Avg:	619

Graph: 2008-2019
(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 (Market considered to be in balance at approximately 6 months).

<u>Last Year</u>	2019	2.1	
vs. Previous Year	2018	3.2	-32.8%
vs. 5-Yr Avg	14-'18	6.6	-67.6%
I/S Ratio Peak	2010	13.0	-83.7%
Trough	2019	2.1	1.4%



<u>ACRE Commentary</u>	<u>Historical I/S Ratio</u>	
"Compared to historical data to the right, the annual supply is 56.3% below the 3-year annual average and 67.6% below the 5-year annual average."	2018	3.2
	2017	4.7
	2016	6.4
	2015	8.8
	2014	9.8
	5-Year Avg:	6.6
	3- Year Avg:	4.8

Graph: 2008-2019
(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.cba.ua.edu.

