

Calhoun County Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

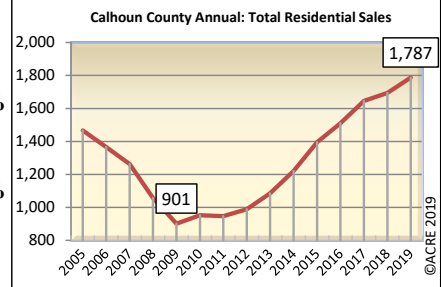
Total Residential Sales

Calhoun County residential sales for the year of 2019 totaled 1,787 units, representing an increase of 93 transactions when compared to 1,646 units that were sold in the year of 2018.

Last Year

vs. Previous Year
vs. 5-Yr Avg
vs. Peak
vs. Trough

2019	1,787		
2018	1,694	5.5%	
14-'18	1,493	19.7%	
2019	1,787	0.0%	
2009	901	98.3%	



ACRE Commentary

"Compared to historical data, annual sales are 9.5% above the 3-year annual average and 16.5% above the 5-year annual average."

Historical Home Sales

2018	1,694
2017	1,646
2016	1,510
2015	1,395
2014	1,221

5- Year Avg:	1,493
3- Year Avg:	1,617

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

Median Sales Price

The median sales price in Calhoun County for the year of 2019 was \$133,419, a 0.4% increase from the year of 2018's median sales price of \$132,929.

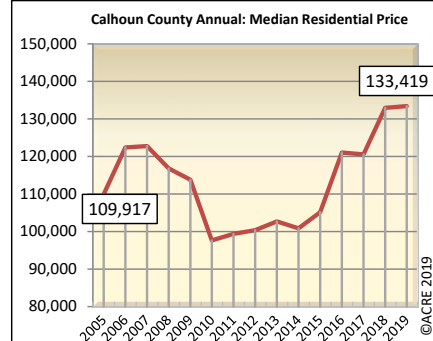
Last Year

vs. Previous Year
vs. 5-Yr Avg

2019	133,419		
2018	132,929	0.4%	
14-'18	116,106	14.9%	

Median Peak
Trough

2019	133,419	0.0%
2005	109,917	21.4%



ACRE Commentary

"Compared to historical data to the right, the annual median price is 6.4% above the 3-year annual average and 13.0% above the 5-year annual average."

Historical Median Selling Price

2018	132,929
2017	120,562
2016	121,063
2015	105,152
2014	100,825

5- Year Avg:	116,106
3- Year Avg:	124,851

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



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Average Sales Prices

The average sales price in Calhoun County for the year of 2019 was \$148,833, a 1.8% increase from the year of 2018's average selling price of \$146,184.

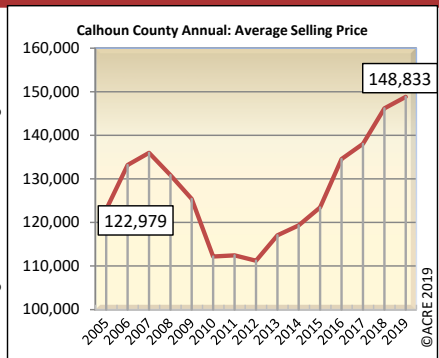
Last Year

vs. Previous Year
vs. 5-Yr Avg

2019	148,833	
2018	146,187	1.8%
11-'15	132,312	12.5%

Average Peak
Trough

2019	148,883	0.0%
2005	122,979	21.0%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 6.2% above the 3-year annual average and 11.1% above the 5-year annual average."

Historical Average Selling Price

2018	146,187
2017	138,034
2016	134,558
2015	123,453
2014	119,330

5-Year Avg: 132,312
3-Year Avg: 139,593

Days on Market (DOM)

The average number of days on the market in the year of 2019 was 72, representing a decrease of 12.5% from 83 days on market in the year of 2018.

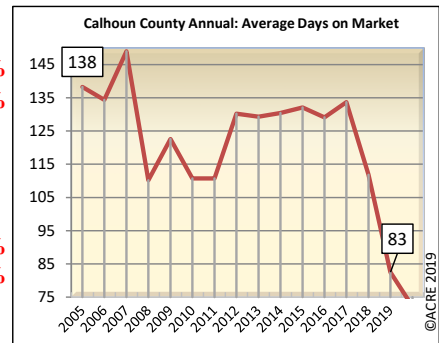
Last Year

vs. Previous Year
vs. 5-Yr Avg

2019	72	
2018	83	-12.5%
14-'18	118	-38.8%

DOM Peak
Trough

2004	149	-51.6%
2018	83	-13.1%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('14-'18) is 118 days, 46 days above the current results. Compared to historical data to the right, the annual DOM is 63.8% below the 5-year annual average, and 51.4% below the 3-year annual average."

Historical Average DOM

2018	83
2017	112
2016	134
2015	129
2014	132

5-Year Avg: 118
3-Year Avg: 109



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Total Homes Listed for Sale

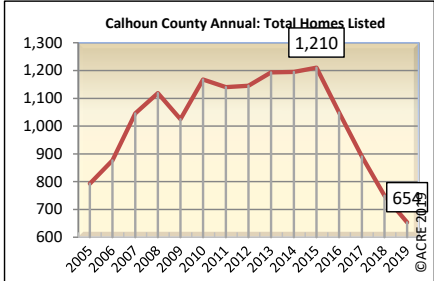
Calhoun County's average number of residential units available for sale in 2019 decreased by **96 units** when compared to the previous year.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Inventory Peak
Trough

2019	654	
2018	750	-12.8%
14-'18	1,019	-35.9%
2015	1,210	-46.0%
2019	654	-0.1%



Graph: 2005-2019
(Per Annum)

ACRE Commentary	Historical Total Homes Listed
"The 5-year inventory average ('14-'18) is 1,019 units, 365 units greater than current results. Compared to historical data to the right, the number of homes listed for sale are 55.8% below the 5-year annual average, and 37.0% below the 3-year annual average."	2018 750
	2017 891
	2016 1,049
	2015 1,210
	2014 1,195
	5-Year Avg: 1,019
3-Year Avg: 896	

Inventory-to-Sales Ratio

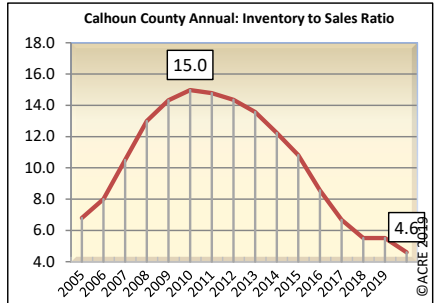
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply (Market considered to be in balance at approximately 6 months).

Last Year

vs. Previous Year
vs. 5-Yr Avg

I/S Ratio Peak
Trough

2019	4.6	
2018	5.5	-16.6%
14-'18	8.8	-47.5%
2010	15.0	-69.3%
2019	4.6	0.0%



Graph: 2005-2019
(Per Annum)

ACRE Commentary	Historical I/S Ratio
"Compared to historical data to the right, the annual months of supply average is 50.0% less than the 3-year annual average and 91.3% less than the 5-year annual average."	2018 5.5
	2017 6.7
	2016 8.6
	2015 10.8
	2014 12.2
	5-Year Avg: 8.8
3-Year Avg: 6.9	

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.

