

Covington County Residential Real Estate: Annual Trends Report

Market Indicators

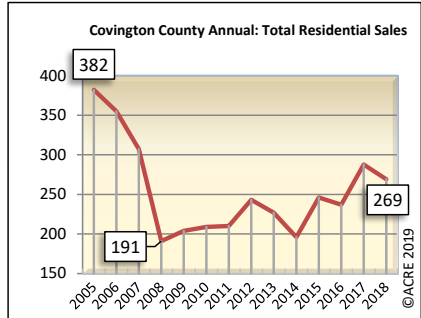
Annual Trends

Infographs

Total Residential Sales

Covington County residential sales for the year of 2018 totaled 269 units, representing a decrease of 19 transactions when compared to 288 units that were sold in the year of 2017.

Last Year	2018	269	
vs. Previous Year	2017	288	-6.5%
vs. 5-Yr Avg	13-'17	239	12.7%
vs. Peak	2005	382	-29.6%
vs. Trough	2008	191	40.8%



Graph: 2005-2018
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 4.7% above the 3-year annual average and 12.7% above the 5-year annual average."

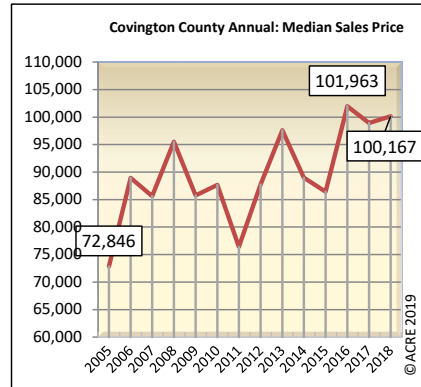
Historical Home Sales

2017	288
2016	237
2015	246
2014	196
2013	227
5- Year Avg:	239
3- Year Avg:	257

Median Sales Price

The median sales price in Covington County for the year of 2018 was \$100,167, a 1.3 percent increase from the year of 2017's median sales price of \$98,909.

Last Year	2018	100,167	
vs. Previous Year	2017	98,909	1.3%
vs. 5-Yr Avg	13-'17	94,776	5.7%
Median Peak	2016	101,963	-1.8%
Trough	2005	72,846	37.5%



Graph: 2005-2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 4.6% above the 3-year annual average and 5.7% above the 5-year annual average."

Historical Median Selling Price

2017	98,909
2016	101,963
2015	86,424
2014	88,965
2013	97,620
5- Year Avg:	94,776
3- Year Avg:	95,765



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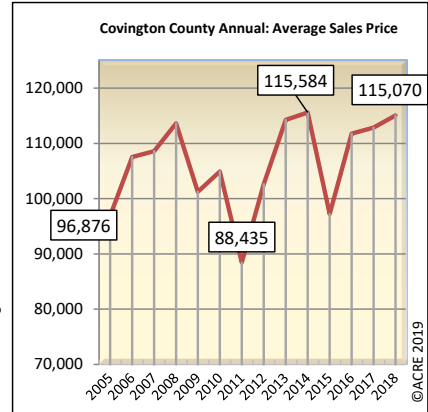
Infographs

Average Sales Prices

The average sales price in Covington County for the year of 2018 was \$115,070, a 2 percent increase from the year of 2017's average sales price of \$112,867.

Last Year	2018	115,070	
vs. Previous Year	2017	112,867	2.0%
vs. 5-Yr Avg	13-'17	110,336	4.3%

Average Peak	2014	115,584	-0.4%
Trough	2011	88,435	30.1%



Graph: 2005-2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 7.3% above the 3-year annual average and 4.3% above the 5-year annual average."

Historical Average Selling Price

2017	112,867
2016	111,746
2015	97,209
2014	115,584
2013	114,272

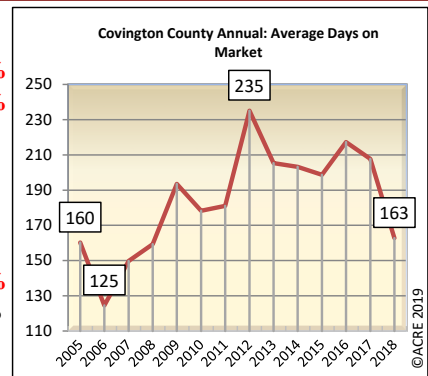
5-Year Avg:	110,336
3-Year Avg:	107,274

Days on Market (DOM)

The average number of days on the market in the year of 2018 was 163, representing an decrease of 21.6 percent from 208 days on market in the year of 2017.

Last Year	2018	163	
vs. Previous Year	2017	208	-21.6%
vs. 5-Yr Avg	13-'17	206	-21.2%

DOM Peak	2012	235	-30.8%
Trough	2006	125	30.7%



Graph: 2005-2018
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('13-'17) for the year is 206 days, 43 days above than current results. Compared to historical data to the right, the annual DOM is 21.2% below the 5-year annual average, and 21.6% below the 3-year annual average."

Historical Average DOM

2017	208
2016	217
2015	199
2014	203
2013	205

5-Year Avg:	206
3-Year Avg:	208



Market Indicators

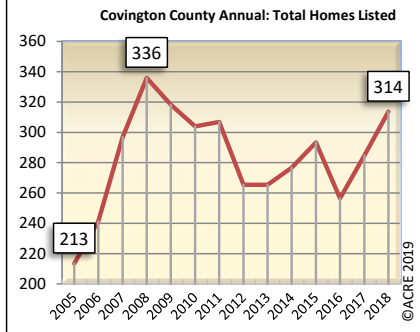
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Homes Listed for Sale

Covington County's average number of residential units available for sale in the year of 2018 increased by **29 units**, when compared to the year of 2017.

Last Year	2018	314	
vs. Previous Year	2017	285	10.2%
vs. 5-Yr Avg	13-'17	280	12.0%
Inventory Peak	2008	336	-6.6%
Trough	2005	213	46.9%



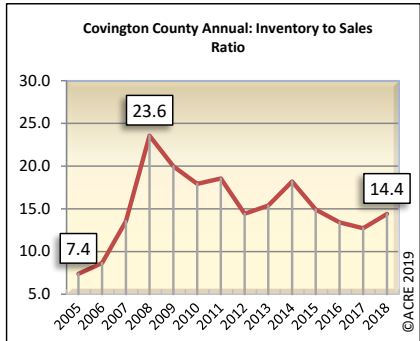
ACRE Commentary	Historical Total Homes Listed
"The 5-year inventory average ('13-'17) is 275 units, 39 units lower than current results. Compared to historical data to the right, the number of homes listed for sale are 12% above the 5-year annual average, and 12.9% above the 3-year annual average."	2017 285
	2016 257
	2015 293
	2014 277
	2013 265
	5-Year Avg: 275
	3-Year Avg: 278

Graph: 2005-2018
(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).

Last Year	2018	14.4	
vs. Previous Year	2017	12.7	13.1%
vs. 5-Yr Avg	13-'17	14.9	-3.5%
I/S Ratio Peak	2008	23.6	-38.9%
Trough	2005	7.4	95.0%



ACRE Commentary	Historical I/S Ratio
"Compared to historical data to the right, the annual supply is 5.1% above the 3-year annual average and 3.5% below the 5-year annual average."	2017 12.7
	2016 13.4
	2015 14.9
	2014 18.2
	2013 15.4
	5-Year Avg: 14.9
	3- Year Avg: 13.7

Graph: 2005-2018
(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.

