

Covington County Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

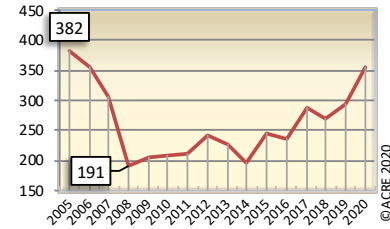
Covington County residential sales for the year of 2020 totaled 355 units, representing an increase of 62 transactions when compared to 293 units that were sold in the year of 2019.

Last Year

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

2020	355	
2019	293	21.2%
15-'19	267	33.2%
2005	382	-7.1%
2008	191	85.9%

Covington County Annual: Total Residential Sales



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 25.4% above the 3-year annual average and 33.0% above the 5-year annual average."

Historical Home Sales

2019	293
2018	269
2017	288
2016	237
2015	246
5- Year Avg:	267
3- Year Avg:	283

Median Sales Price

The median sales price in Covington County for the year of 2020 was \$137,638, a 10.1% increase from the year of 2019's median sales price of \$125,060.

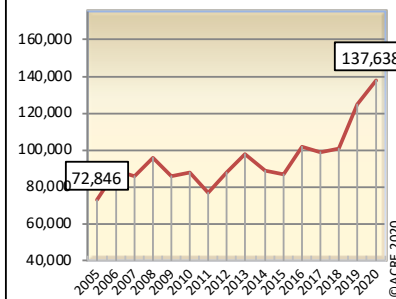
Last Year

vs. Previous Year
vs. 5-Yr Avg

2020	137,638	
2019	125,060	10.1%
15-'19	102,504	34.3%

Median Peak	2020	137,638	0.0%
Trough	2005	72,846	88.9%

Covington County Annual: Median Sales Price



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 27.4% above the 3-year annual average and 34.3% above the 5-year annual average."

Historical Median Selling Price

2019	125,060
2018	100,167
2017	98,909
2016	101,963
2015	86,424
5- Year Avg:	102,504
3- Year Avg:	108,045



Market Indicators

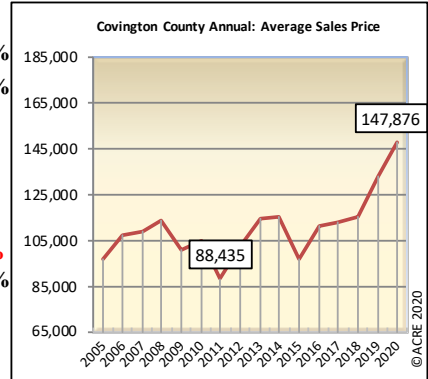
Annual Trends

Average Sales Prices

The average sales price in Covington County for the year of 2020 was \$147,876, a 11.2% increase from the year of 2019's average sales price of \$132,930.

Last Year	2020	147,876	
vs. Previous Year	2019	132,930	11.2%
vs. 5-Yr Avg	15-'19	113,964	29.8%

Average Peak	2020	147,876	0.0%
Trough	2011	88,435	67.2%



Graph: 2005-2020

ACRE Commentary

"Compared to historical data to the right, the annual average price is 22.9% above the 3-year annual average and 29.8% above the 5-year annual average."

Historical Average Selling Price

2019	132,930
2018	115,070
2017	112,867
2016	111,746
2015	97,209

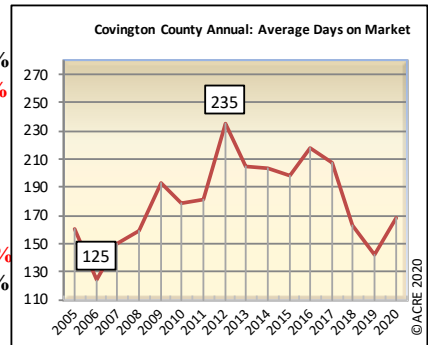
5-Year Avg:	113,964
3-Year Avg:	120,289

Days on Market (DOM)

The average number of days on the market in the year of 2020 was 169, representing an increase of 19.2% from 142 days on market in the year of 2019.

Last Year	2020	169	
vs. Previous Year	2019	142	19.2%
vs. 5-Yr Avg	15-'19	186	-9.1%

DOM Peak	2012	235	-28.2%
Trough	2006	125	35.5%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('15-'19) for the year is 186 days, 17 days above than current results. Compared to historical data to the right, the annual DOM is 9.1% below the 5-year annual average, and 1.1% below the 3-year annual average."

Historical Average DOM

2019	142
2018	163
2017	208
2016	217
2015	199

5-Year Avg:	186
3-Year Avg:	171



Market Indicators

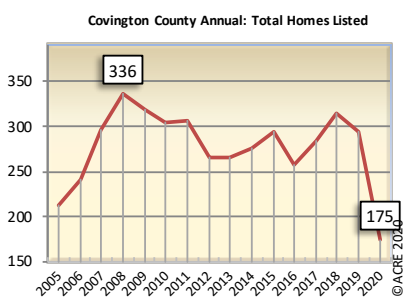
Annual Trends

Infographs

Homes Listed for Sale

Covington County's average number of residential units available for sale in the year of 2020 decreased by **119 units**, when compared to the year of 2019.

Last Year	2020	175	
vs. Previous Year	2019	294	-40.6%
vs. 5-Yr Avg	15-'19	282	-38.1%
Inventory Peak	2008	336	-48.1%
Trough	2020	175	-0.3%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"The 5-year inventory average ('15-'19) is 288 units, 113 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 39.2% below the 5-year annual average, and 41.1% above the 3-year annual average."

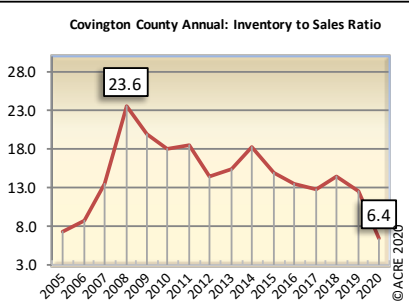
Historical Total Homes Listed

2019	294
2018	314
2017	285
2016	257
2015	293
5-Year Avg:	288
3-Year Avg:	297

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	2020	6.4	
vs. Previous Year	2019	12.6	-48.9%
vs. 5-Yr Avg	15-'19	13.6	-52.7%
I/S Ratio Peak	2008	23.6	-72.7%
Trough	2020	6.4	0.5%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual supply is 51.5% below the 3-year annual average and 52.9% below the 5-year annual average."

Historical I/S Ratio

2019	12.6
2018	14.4
2017	12.7
2016	13.4
2015	14.9
5-Year Avg:	13.6
3-Year Avg:	13.2

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