

## Dothan Residential Real Estate: Annual Trends Report

### Market Indicators

### Annual Trends

### Infographs

#### Total Residential Sales

Dothan residential sales for the year of 2017 totaled 1,376 units, representing an increase of 57 transactions when compared to 1,319 units that were sold in the year of 2016.

#### Last Year

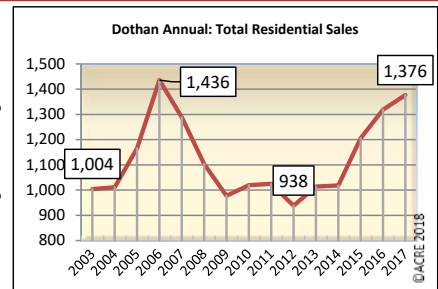
vs. Previous Year

vs. 5-Yr Avg

vs. Peak

vs. Trough

2017	<b>1,376</b>	
2016	<b>1,319</b>	<b>4.3%</b>
12-'16	<b>1,099</b>	<b>25.2%</b>
2006	<b>1,436</b>	<b>-4.2%</b>
2012	<b>938</b>	<b>46.7%</b>



Graph: 2003-2017  
(Per Annum)

#### ACRE Commentary

"Compared to historical data, annual sales are 16.5% above the 3-year annual average and 25.2% above the 5-year annual average."

#### Historical Home Sales

2016	<b>1,319</b>
2015	<b>1,206</b>
2014	<b>1,018</b>
2013	<b>1,014</b>
2012	<b>938</b>

<b>5- Year Avg:</b>	<b>1,099</b>
<b>3- Year Avg:</b>	<b>1,181</b>

#### Median Sales Price

The median sales price in Dothan for the year of 2017 was \$141,199, a 0.3 percent decrease from the year of 2016's median sales price of \$141,600.

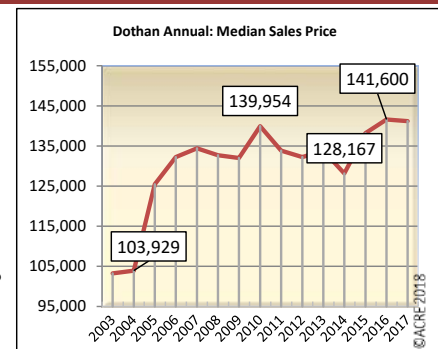
#### Last Year

vs. Previous Year

vs. 5-Yr Avg

Median Peak  
Trough

2017	<b>141,199</b>	
2016	<b>141,600</b>	<b>-0.3%</b>
12-'16	<b>134,823</b>	<b>4.7%</b>
2016	<b>141,600</b>	<b>-0.3%</b>
2004	<b>103,929</b>	<b>35.9%</b>



Graph: 2003-2017  
(Per Annum)

#### ACRE Commentary

"Compared to historical data to the right, the annual median price is 3.8% above the 3-year annual average and 4.7% above the 5-year annual average."

#### Historical Median Selling Price

2016	<b>141,600</b>
2015	<b>138,229</b>
2014	<b>128,167</b>
2013	<b>133,862</b>
2012	<b>132,255</b>

<b>5- Year Avg:</b>	<b>134,823</b>
<b>3- Year Avg:</b>	<b>135,998</b>



**Market Indicators**

**Annual Trends**

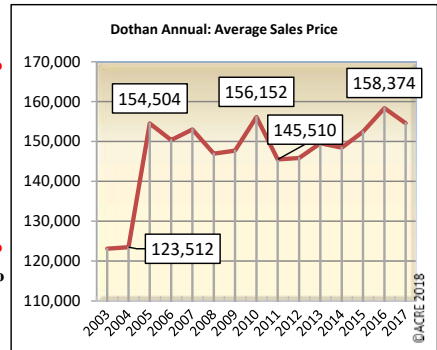
**Infographs**

**Average Sales Prices**

The average sales price in Dothan for the year of 2017 was \$154,569, a 2.4 percent decrease from the year of 2016's average sales price of \$158,374.

<b>Last Year</b>	2017	<b>154,569</b>	
vs. Previous Year	2016	<b>158,374</b>	<b>-2.4%</b>
vs. 5-Yr Avg	12-'16	<b>150,955</b>	<b>2.4%</b>

<b>Average Peak</b>	2016	<b>158,374</b>	<b>-2.4%</b>
<b>Trough</b>	2004	<b>123,512</b>	<b>25.1%</b>



Graph: 2003-2017  
(Per Annum)

**ACRE Commentary**

"Compared to historical data to the right, the annual average price is 0.9% above the 3-year annual average and 2.4% above the 5-year annual average."

**Historical Average Selling Price**

2016	<b>158,374</b>
2015	<b>152,464</b>
2014	<b>148,471</b>
2013	<b>149,579</b>
2012	<b>145,888</b>

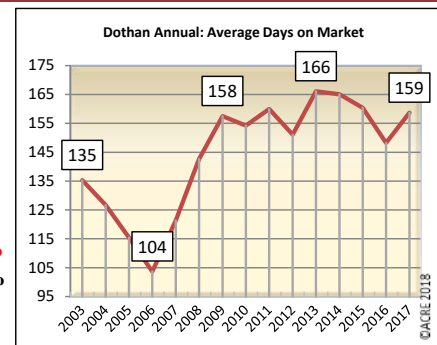
<b>5-Year Avg:</b>	<b>150,955</b>
<b>3-Year Avg:</b>	<b>153,103</b>

**Days on Market (DOM)**

The average number of days on the market in the year of 2017 was 159, representing an increase of 7 percent from 148 days on market in the year of 2016.

<b>Last Year</b>	2017	<b>159</b>	
vs. Previous Year	2016	<b>148</b>	<b>7.0%</b>
vs. 5-Yr Avg	12-'16	<b>158</b>	<b>0.3%</b>

<b>DOM Peak</b>	2013	<b>166</b>	<b>-4.4%</b>
<b>Trough</b>	2006	<b>104</b>	<b>52.6%</b>



Graph: 2003-2017  
(Per Annum)

**ACRE Commentary**

"The 5-year DOM average ('12-'16) for the year is 158 days, 1 day lower than the current results. Compared to historical data to the right, the annual DOM is 0.3% above the 5-year annual average, and 0.6% above the 3-year annual average."

**Historical Average DOM**

2016	<b>148</b>
2015	<b>160</b>
2014	<b>165</b>
2013	<b>166</b>
2012	<b>151</b>

<b>5-Year Avg:</b>	<b>158</b>
<b>3-Year Avg:</b>	<b>158</b>



**Market Indicators**

**Annual Trends**

**Infographs**

**Total Homes Listed for Sale**

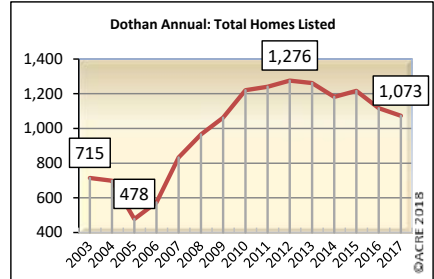
Dothan's average number of residential units available for sale in 2017 decreased by **44 units**, when compared to the previous year.

**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

**Inventory Peak**  
**Trough**

2017	<b>1,073</b>	
2016	<b>1,117</b>	<b>-3.9%</b>
12-'16	<b>1,210</b>	<b>-11.3%</b>
2012	<b>1,276</b>	<b>-15.9%</b>
2005	<b>478</b>	<b>124.5%</b>



**Graph: 2003-2017**  
**(Per Annum)**

<b>ACRE Commentary</b>	<b>Historical Total Homes Listed</b>
"The 5-year inventory average ('12-'16) is 1,210 units, 137 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 11.3% below the 5-year annual average, and 8.3% below the 3-year annual average."	2016 <b>1,117</b>
	2015 <b>1,216</b>
	2014 <b>1,182</b>
	2013 <b>1,262</b>
	2012 <b>1,276</b>
	<b>5-Year Avg: 1,210</b>
	<b>3-Year Avg: 1,172</b>

**Inventory-to-Sales Ratio**

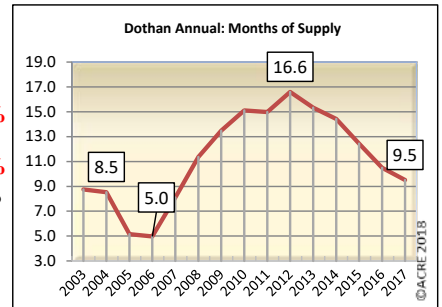
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply (Market considered to be in balance at approximately 6 months).

**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

**I/S Ratio Peak**  
**Trough**

2017	<b>9.5</b>	
2016	<b>10.5</b>	<b>-9.5%</b>
12-'16	<b>13.9</b>	<b>-31.4%</b>
2012	<b>16.3</b>	<b>-41.7%</b>
2006	<b>4.8</b>	<b>98.0%</b>



**Graph: 2003-2017**  
**(Per Annum)**

<b>ACRE Commentary</b>	<b>Historical I/S Ratio</b>
"Compared to historical data to the right, the annual supply is 22.3% below the 3-year annual average and 30.6% below the 5-year annual average."	2016 <b>10.5</b>
	2015 <b>12.4</b>
	2014 <b>14.4</b>
	2013 <b>15.3</b>
	2012 <b>16.6</b>
	<b>5-Year Avg: 13.9</b>
	<b>3-Year Avg: 12.5</b>

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](http://www.acre.cba.ua.edu).

