

Gadsden Residential Real Estate: Annual Trends Report

Market Indicators

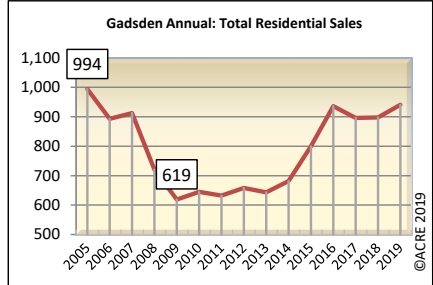
Annual Trends

Infographs

Total Residential Sales

Gadsden area residential sales for the year of 2019 totaled 941 units, representing an increase of 43 transactions when compared to 898 units that were sold in the year of 2018.

<u>Last Year</u>	2019	941	
vs. Previous Year	2018	898	4.8%
vs. 5-Yr Avg	14-'18	842	11.7%
vs. Peak	2005	994	-5.3%
vs. Trough	2009	619	52.0%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 3.3% above the 3-year annual average and 10.5% above the 5-year annual average."

Historical Home Sales

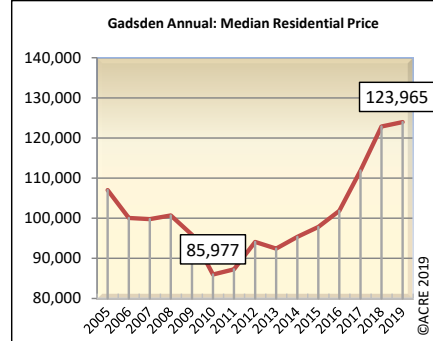
2018	898
2017	896
2016	936
2015	800
2014	682

5- Year Avg:	842
3- Year Avg:	910

Median Sales Price

The median sales price in the Gadsden area for the year of 2019 was \$123,965, a 0.9% increase from the year of 2018's median sales price of \$122,873.

<u>Last Year</u>	2019	123,965	
vs. Previous Year	2018	122,873	0.9%
vs. 5-Yr Avg	14-'18	105,956	17.0%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 9.5% above the 3-year annual average and 14.5% above the 5-year annual average."

Historical Median Selling Price

2018	122,873
2017	111,900
2016	101,827
2015	97,840
2014	95,341

5- Year Avg:	105,956
3- Year Avg:	112,200



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Average Sales Prices

The average sales price in the Gadsden area for the year of 2019 was \$149,705, a 9.4% increase from the year of 2018's average sales price of \$136,829.

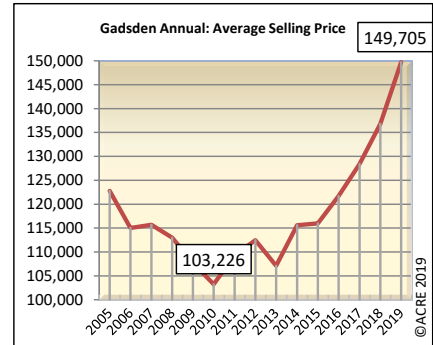
Last Year

vs. Previous Year
vs. 5-Yr Avg

2019	149,705	
2018	136,829	9.4%
14-'18	123,712	21.0%

**Average Peak
Trough**

2019	149,705	0.0%
2010	103,226	45.0%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average sales price is 13.8% above the 3-year annual average and 17.4% above the 5-year annual average."

Historical Average Selling Price

2018	136,829
2017	128,434
2016	121,727
2015	115,986
2014	115,586

5-Year Avg:	123,712
3-Year Avg:	128,997

Days on Market (DOM)

For the Gadsden area, the average number of days on the market in the year of 2019 was 104, representing a decrease of 2.3% from 107 days on market in the year of 2018.

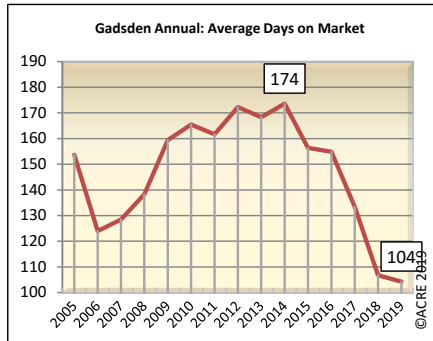
Last Year

vs. Previous Year
vs. 5-Yr Avg

2019	104	
2018	107	-2.3%
14-'18	145	-28.1%

**DOM Peak
Trough**

2014	174	-40.1%
2018	104	0.2%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('14-'18) is 145 days, 41 days above than the current results. Compared to historical data to the right, the annual DOM average is 39.4% below the 5-year annual average, and 26.9% less than the 3-year annual average."

Historical Average DOM

2018	107
2017	133
2016	155
2015	156
2014	174

5-Year Avg:	145
3-Year Avg:	132



Market Indicators

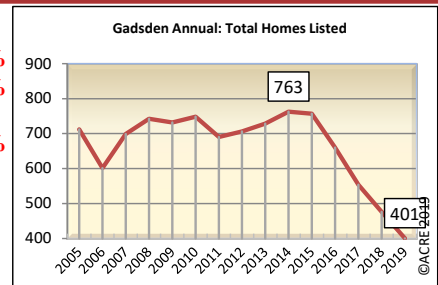
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Total Homes Listed for Sale

The Gadsden area's average number of residential units available for sale in the year of 2019 decreased by **75 units** when compared to the year of 2018.

<u>Last Year</u>	2019	401	
vs. Previous Year	2018	476	-15.9%
vs. 5-Yr Avg	14-'18	642	-37.6%
Inventory Peak	2014	763	-47.5%
Trough	2019	401	-0.1%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"The 5-year inventory average ('14-'18) is 642 units, 241 units greater than the current results. Compared to historical data to the right, the number of homes listed for sale are 60.1% below the 5-year annual average, and 40.4% below the 3-year annual average."

Historical Total Homes Listed

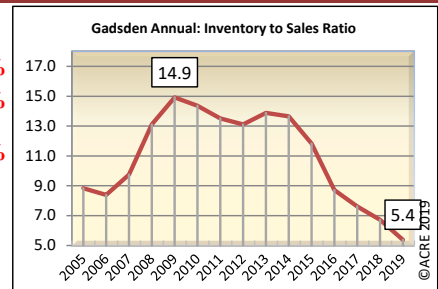
2018	476
2017	554
2016	660
2015	757
2014	763

5-Year Avg:	642
3-Year Avg:	563

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	5.4	
vs. Previous Year	2018	6.7	-20.1%
vs. 5-Yr Avg	14-'18	9.7	-44.6%
I/S Ratio Peak	2009	14.9	-64.0%
Trough	2019	5.4	-0.4%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual supply is 42.6% less than the 3-year annual average and 79.6% less than the 5-year annual average."

Historical I/S Ratio

2018	6.7
2017	7.6
2016	8.7
2015	11.8
2014	13.6

5-Year Avg:	9.7
3-Year Avg:	7.7

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.

