

**Huntsville (Madison County) Residential Real Estate: Annual Trends Report**

**Market Indicators**

**Annual Trends**

**Infographs**

**Total Residential Sales**

Huntsville (Madison County) residential sales for the year of 2019 totaled 8,150 units, representing an increase of 528 transactions when compared to 1,622 units that were sold in the year of 2018.

**Last Year**

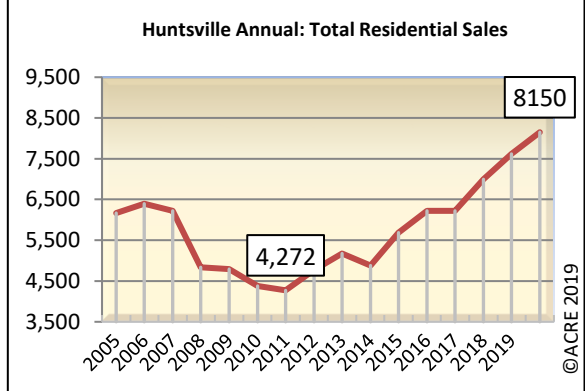
vs. Previous Year

vs. 5-Yr Avg

vs. Peak

vs. Trough

2019	<b>8,150</b>		
2018	<b>7,622</b>	<b>6.9%</b>	
14-'18	<b>6,390</b>	<b>27.5%</b>	
2019	<b>8,150</b>	<b>0.0%</b>	
2011	<b>4,272</b>	<b>90.8%</b>	



**ACRE Commentary**

"Compared to historical data, annual sales are 20% above the 3-year annual average and 21.6% above the 5-year annual average."

**Historical Home Sales**

2017	<b>7,622</b>
2016	<b>6,996</b>
2015	<b>6,227</b>
2014	<b>6,227</b>
2013	<b>4,877</b>
<b>5- Year Avg:</b>	<b>6,390</b>
<b>3- Year Avg:</b>	<b>6,948</b>

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

**Median Sales Price**

The median sales price in the Huntsville area for the year of 2019 was \$222,702, a 8.8 percent increase from the year of 2018's median sales price of \$204,618.

**Last Year**

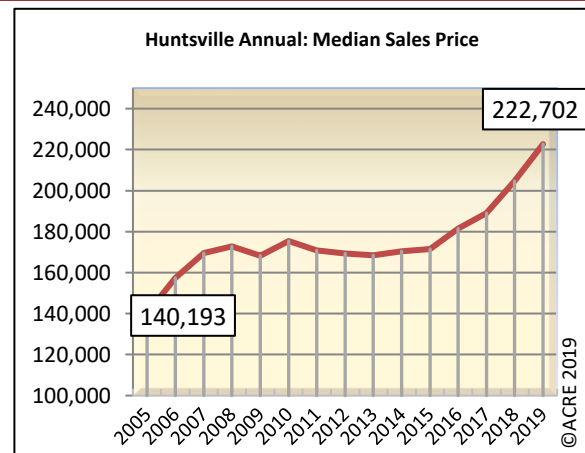
vs. Previous Year

vs. 5-Yr Avg

Median Peak

Trough

2019	<b>222,702</b>		
2018	<b>204,618</b>	<b>8.8%</b>	
14-'18	<b>185,422</b>	<b>20.1%</b>	
2019	<b>222,702</b>	<b>0.0%</b>	
2005	<b>140,193</b>	<b>58.9%</b>	



**ACRE Commentary**

"Compared to historical data to the right, the annual median price is 13.9% above the 3-year annual average and 16.7% above the 5-year annual average."

**Historical Median Selling Price**

2017	<b>204,618</b>
2016	<b>189,148</b>
2015	<b>181,498</b>
2014	<b>181,498</b>
2013	<b>170,348</b>
<b>5- Year Avg:</b>	<b>185,422</b>
<b>3- Year Avg:</b>	<b>191,754</b>

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



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**Average Sales Prices**

The average sales price in the Huntsville area for the year of 2019 was \$247,783, a 7.5 percent increase from the year of 2018's average sales price of \$230,470.

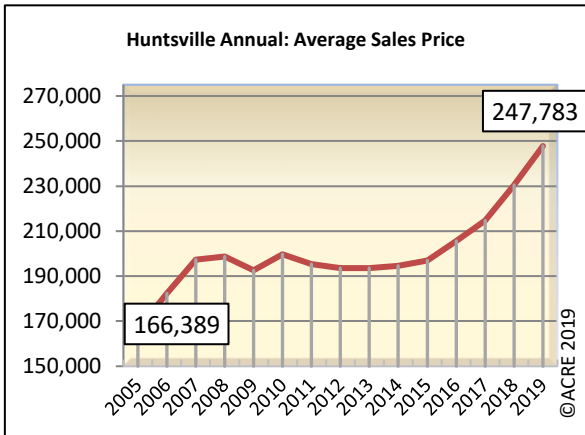
**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

2019	<b>247,783</b>	
2018	<b>230,470</b>	<b>7.5%</b>
14-'18	<b>210,206</b>	<b>17.9%</b>

Average Peak  
Trough

2019	<b>247,783</b>	<b>0.0%</b>
2005	<b>166,389</b>	<b>48.9%</b>



**ACRE Commentary**

"Compared to historical data to the right, the annual average price is 12.5% above the 3-year annual average and 15.2% above the 5-year annual average."

**Historical Average Selling Price**

2017	<b>230,470</b>
2016	<b>214,641</b>
2015	<b>205,632</b>
2014	<b>205,632</b>
2013	<b>194,657</b>

<b>5-Year Avg:</b>	<b>210,206</b>
<b>3-Year Avg:</b>	<b>216,914</b>

Graph: 2005-2019  
(Per Annum)

**Days on Market (DOM)**

The average number of days on the market in the Huntsville area in the year of 2019 was 43, representing a decrease of 23.9 percent from 57 days on market in the year of 2018.

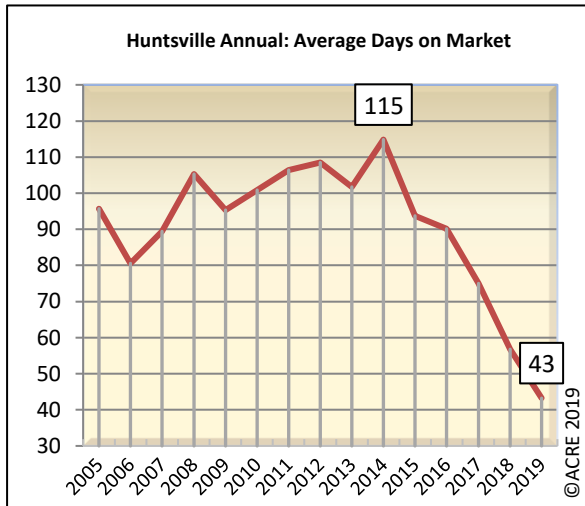
**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

2019	<b>43</b>	
2018	<b>57</b>	<b>-23.9%</b>
14-'18	<b>85</b>	<b>-49.3%</b>

DOM Peak  
Trough

2014	<b>95</b>	<b>-54.5%</b>
2018	<b>57</b>	<b>-24.1%</b>



**ACRE Commentary**

"The 5-year DOM annual average ('14-'18) is 85 days, 42 days above the current results. Compared to historical data to the right, the annual DOM is 49.4% below the 5-year annual average, and 41.9% below the 3-year annual average."

**Historical Average DOM**

2017	<b>57</b>
2016	<b>75</b>
2015	<b>90</b>
2014	<b>90</b>
2013	<b>115</b>

<b>5-Year Avg:</b>	<b>85</b>
<b>3-Year Avg:</b>	<b>74</b>

Graph: 2005-2019  
(Per Annum)



**Market Indicators**

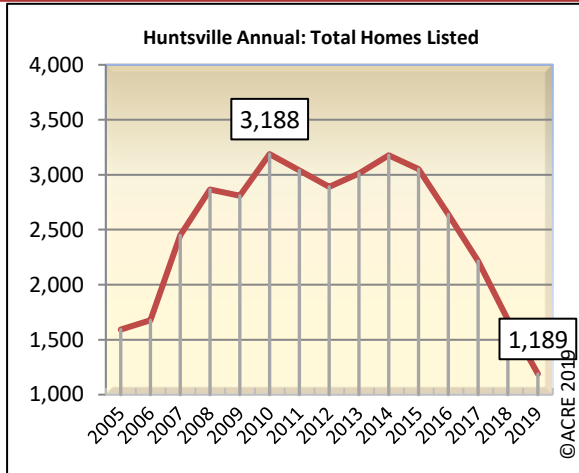
**Annual Trends**

**Infographs**

**Homes Listed for Sale**

The Huntsville area's average number of residential units available for sale in the year of 2019 decreased by **509 units** when compared to the year of 2018.

<u>Last Year</u>	2019	1,189	
vs. Previous Year	2018	1,680	<b>-29.2%</b>
vs. 5-Yr Avg	14-'18	2,470	<b>-51.9%</b>
<b>Inventory Peak</b>	2010	3,188	<b>-62.7%</b>
<b>Trough</b>	2019	1,189	<b>0.0%</b>



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

**ACRE Commentary**

"The 5-year inventory average ('14-'18) is 2,470 units, 1,281 units higher than the current results. Compared to historical data to the right, the number of homes listed for sale are 51.9% below the 5-year annual average, and 45.4% below the 3-year annual average."

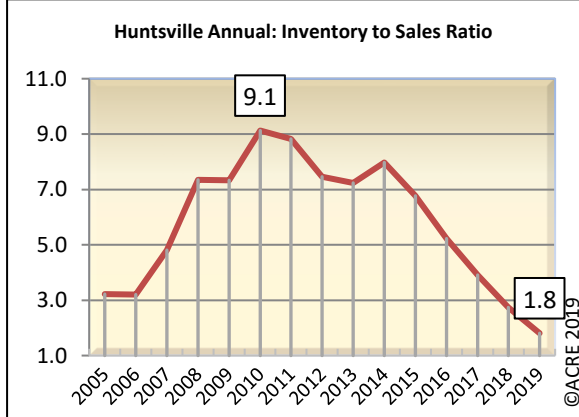
**Historical Total Homes Listed**

2017	1,680
2016	2,213
2015	2,640
2014	2,640
2013	3,176
<b>5-Year Avg:</b>	<b>2,470</b>
<b>3-Year Avg:</b>	<b>2,178</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).

<u>Last Year</u>	2019	1.8	
vs. Previous Year	2018	2.7	<b>-34.1%</b>
vs. 5-Yr Avg	14-'18	5.0	<b>-64.0%</b>
<b>I/S Ratio Peak</b>	2010	9.1	<b>-80.2%</b>
<b>Trough</b>	2018	1.8	<b>0.4%</b>



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

**ACRE Commentary**

"Compared to historical data to the right, the annual supply is 55% below the 3-year annual average and 64% below the 5-year annual average."

**Historical I/S Ratio**

2017	2.7
2016	3.9
2015	5.2
2014	5.2
2013	8.0
<b>5-Year Avg:</b>	<b>5.0</b>
<b>3-Year Avg:</b>	<b>4.0</b>

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