

**Jackson County Residential Real Estate: Annual Trends Report**

**Market Indicators**

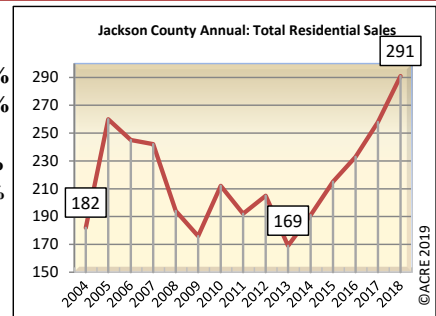
**Annual Trends**

**Infographs**

**Total Residential Sales**

Jackson County residential sales for the year of 2018 totaled 291 units, representing an increase of 33 transactions when compared to 258 units that were sold in the year of 2017.

<u>Last Year</u>	2018	291	
vs. Previous Year	2017	258	12.8%
vs. 5-Yr Avg	13-'17	213	36.5%
vs. Peak	2018	291	0.0%
vs. Trough	2013	169	72.2%



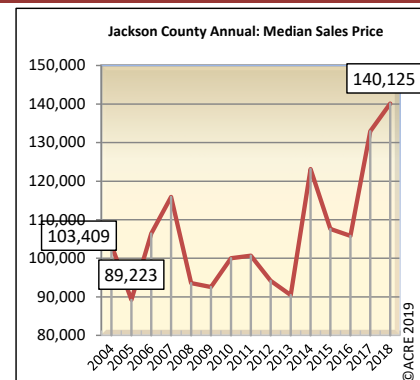
<u>ACRE Commentary</u>	<u>Historical Home Sales</u>
"Compared to historical data, annual sales are 23.8 percent above the 3-year annual average and 36.5 percent above to the 5-year annual average."	2017 258
	2016 233
	2015 215
	2014 191
	2013 169
	5- Year Avg: 213
	3- Year Avg: 235

Graph: 2004-2018  
(Per Annum)

**Median Sales Price**

The median sales price in Jackson County for the year of 2018 was \$140,125, a 5.4 percent increase from the year of 2017's median selling price of \$132,958.

<u>Last Year</u>	2018	140,125	
vs. Previous Year	2017	132,958	5.4%
vs. 5-Yr Avg	13-'17	111,988	25.1%



<b>Median Peak</b>	2018	140,125	0.0%
<b>Trough</b>	2005	89,223	57.1%

Graph: 2004-2018  
(Per Annum)

<u>ACRE Commentary</u>	<u>Historical Median Selling Price</u>
"Compared to historical data to the right, the annual median price is 21.4 percent above the 3-year annual average and 25.1 percent above the 5-year annual average."	2017 132,958
	2016 105,817
	2015 107,571
	2014 123,125
	2013 90,467
	5- Year Avg: 111,988
	3- Year Avg: 115,449



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**Annual Trends**

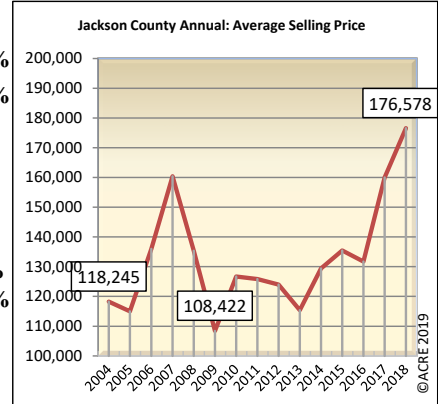
**Infographs**

**Average Sales Prices**

The average selling price in Jackson County for the year of 2018 was \$176,578, a 10.3 percent increase from the year of 2017's average selling price of \$160,027.

<b>Last Year</b>	2018	<b>176,578</b>	
vs. Previous Year	2017	<b>160,027</b>	<b>10.3%</b>
vs. 5-Yr Avg	13-'17	<b>134,375</b>	<b>31.4%</b>

<b>Average Peak</b>	2018	<b>176,578</b>	<b>0.0%</b>
<b>Trough</b>	2009	<b>108,422</b>	<b>62.9%</b>



Graph: 2004-2018  
(Per Annum)

**ACRE Commentary**

"Compared to historical data to the right, the annual average price is 24 percent above the 3-year annual average and 31.4 percent above the 5-year annual average."

**Historical Average Selling Price**

2017	<b>160,027</b>
2016	<b>131,703</b>
2015	<b>135,414</b>
2014	<b>129,371</b>
2013	<b>115,359</b>

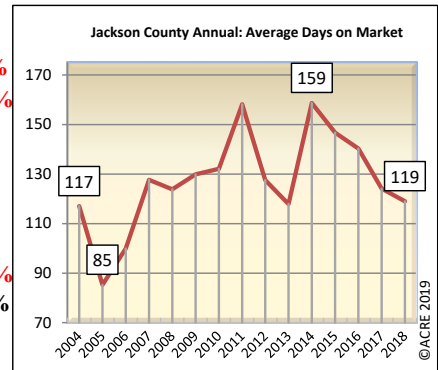
<b>5-Year Avg:</b>	<b>134,375</b>
<b>3-Year Avg:</b>	<b>142,381</b>

**Days on Market (DOM)**

The average number of days on the market in the year of 2018 was 119, representing a decrease of 4.1 percent from 124 days on market in the year of 2017.

<b>Last Year</b>	2018	<b>119</b>	
vs. Previous Year	2017	<b>124</b>	<b>-4.1%</b>
vs. 5-Yr Avg	13-'17	<b>138</b>	<b>-13.5%</b>

<b>DOM Peak</b>	2014	<b>159</b>	<b>-25.2%</b>
<b>Trough</b>	2005	<b>85</b>	<b>40.0%</b>



Graph: 2004-2018  
(Per Annum)

**ACRE Commentary**

"The 5-year DOM average ('13-'17) for the year is 138 days, 19 days higher than current results. Compared to historical data to the right, the annual DOM is 13.5 percent below the 5-year annual average, and 13.1 percent below the 3-year average."

**Historical Average DOM**

2017	<b>124</b>
2016	<b>140</b>
2015	<b>147</b>
2014	<b>159</b>
2013	<b>118</b>

<b>5-Year Avg:</b>	<b>138</b>
<b>3-Year Avg:</b>	<b>137</b>



**Market Indicators**

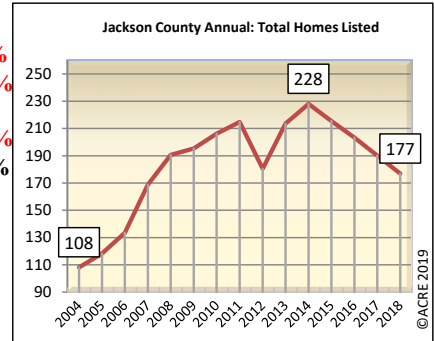
**Annual Trends**

**Infographs**

**Homes Listed for Sale**

Jackson County's average number of residential units available for sale in the year of 2018 decreased by **13 units**, when compared to the year of 2017.

<b>Last Year</b>	2018	177	
vs. Previous Year	2017	190	-7.0%
vs. 5-Yr Avg	13-'17	210	-15.8%
<b>Inventory Peak</b>	2014	228	-22.4%
<b>Trough</b>	2004	108	63.7%



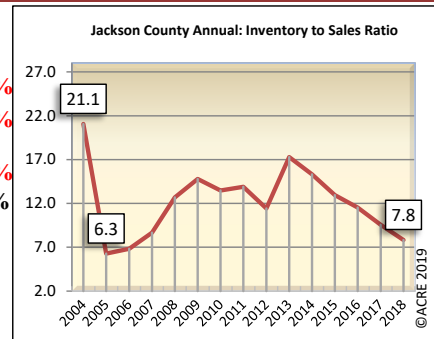
<b>ACRE Commentary</b> "The 5-year inventory average ('13-'17) is 210 units, 33 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 15.8 percent below the 5-year annual average, and 12.8 percent below the 3-year annual average."	<b>Historical Total Homes Listed</b>													
	<table border="1"> <tr><td>2017</td><td>190</td></tr> <tr><td>2016</td><td>203</td></tr> <tr><td>2015</td><td>215</td></tr> <tr><td>2014</td><td>228</td></tr> <tr><td>2013</td><td>214</td></tr> <tr><td><b>5-Year Avg:</b></td><td><b>210</b></td></tr> <tr><td><b>3-Year Avg:</b></td><td><b>203</b></td></tr> </table>	2017	190	2016	203	2015	215	2014	228	2013	214	<b>5-Year Avg:</b>	<b>210</b>	<b>3-Year Avg:</b>
2017	190													
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<b>3-Year Avg:</b>	<b>203</b>													

Graph: 2004-2018  
(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).

<b>Last Year</b>	2018	7.8	
vs. Previous Year	2017	9.6	-18.1%
vs. 5-Yr Avg	13-'17	13.3	-41.3%
<b>I/S Ratio Peak</b>	2004	21.1	-62.9%
<b>Trough</b>	2005	6.3	24.2%



<b>ACRE Commentary</b> "Compared to historical data to the right, the annual supply is 31 percent below the 3-year annual average and 41.3 percent below the 5-year annual average."	<b>Historical I/S Ratio</b>													
	<table border="1"> <tr><td>2017</td><td>9.6</td></tr> <tr><td>2016</td><td>11.5</td></tr> <tr><td>2015</td><td>12.9</td></tr> <tr><td>2014</td><td>15.3</td></tr> <tr><td>2013</td><td>17.3</td></tr> <tr><td><b>5-Year Avg:</b></td><td><b>13.3</b></td></tr> <tr><td><b>3-Year Avg:</b></td><td><b>11.3</b></td></tr> </table>	2017	9.6	2016	11.5	2015	12.9	2014	15.3	2013	17.3	<b>5-Year Avg:</b>	<b>13.3</b>	<b>3-Year Avg:</b>
2017	9.6													
2016	11.5													
2015	12.9													
2014	15.3													
2013	17.3													
<b>5-Year Avg:</b>	<b>13.3</b>													
<b>3-Year Avg:</b>	<b>11.3</b>													

Graph: 2004-2018  
(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](http://www.acre.cba.ua.edu).

