

Monroe County Residential Real Estate: Annual Trends Report

Market Indicators

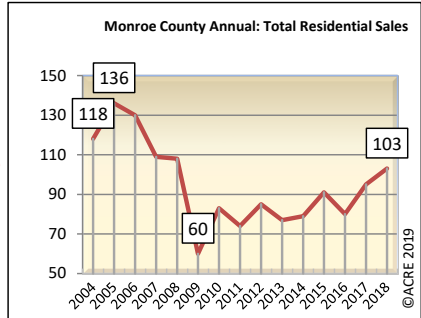
Annual Trends

Infographs

Total Residential Sales

Monroe County residential sales for the year of 2018 totaled 103 units, representing an increase of 8 transactions when compared to 95 units that were sold in the year of 2017.

<u>Last Year</u>	2018	103		
vs. Previous Year	2017	95	8.4%	
vs. 5-Yr Avg	13-'17	84	22.0%	
vs. Peak	2005	136	-24.3%	
vs. Trough	2009	60	71.7%	



Graph: 2004-2018
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 15.7% above the 3-year annual average and 22% above the 5-year annual average."

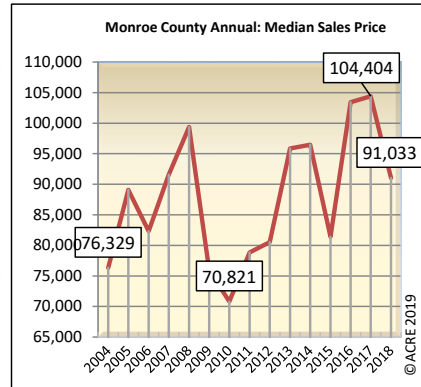
Historical Home Sales

2017	95
2016	80
2015	91
2014	79
2013	77
5- Year Avg:	84
3- Year Avg:	89

Median Sales Price

The median sales price in Monroe County for the year of 2018 was \$91,033, a 12.8 percent decrease from the year of 2017's median sales price of \$104,404.

<u>Last Year</u>	2018	91,033		
vs. Previous Year	2017	104,404	-12.8%	
vs. 5-Yr Avg	13-'17	96,317	-5.5%	
Median Peak	2017	104,404	-12.8%	
Trough	2010	70,821	28.5%	



Graph: 2004-2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 5.6% below the 3-year annual average and 5.5% below the 5-year annual average."

Historical Median Selling Price

2017	104,404
2016	103,424
2015	81,423
2014	96,475
2013	95,860
5- Year Avg:	96,317
3- Year Avg:	96,417



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Annual Trends

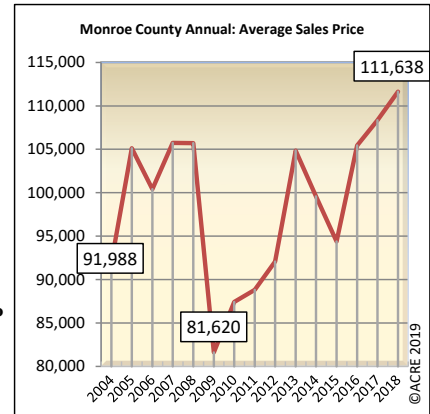
Infographs

Average Sales Prices

The average sales price in Monroe County for the year of 2018 was \$111,638, a 3 percent increase from the year of 2017's average sales price of \$108,360.

Last Year	2018	111,638	
vs. Previous Year	2017	108,360	3.0%
vs. 5-Yr Avg	13-'17	102,523	8.9%

Average Peak	2018	111,638	0.0%
Trough	2009	81,620	36.8%



Graph: 2004-2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 8.7% above the 3-year annual average and 8.9% above the 5-year annual average."

Historical Average Selling Price

2017	108,360
2016	105,432
2015	94,382
2014	99,588
2013	104,853

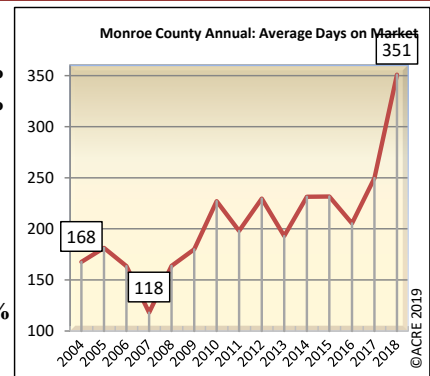
5-Year Avg:	102,523
3-Year Avg:	102,725

Days on Market (DOM)

The average number of days on the market in the year of 2018 was 351, representing an increase of 40.6 percent from 250 days on market in the year of 2017.

Last Year	2018	351	
vs. Previous Year	2017	250	40.6%
vs. 5-Yr Avg	13-'17	222	57.9%

DOM Peak	2018	351	0.0%
Trough	2007	118	197.4%



Graph: 2004-2018
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('13-'17) for the year is 222 days, 129 days lower than current results. Compared to historical data to the right, the annual DOM is 57.9% above the 5-year annual average, and 53.3% above the 3-year annual average."

Historical Average DOM

2017	250
2016	205
2015	232
2014	231
2013	193

5-Year Avg:	222
3-Year Avg:	229



Market Indicators

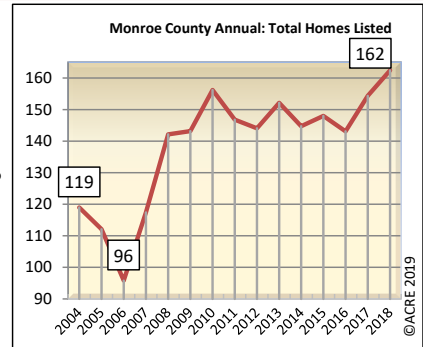
Annual Trends

Infographs

Homes Listed for Sale

Monroe County's average number of residential units available for sale in the year of 2018 increased by **8 units**, when compared to the year of 2017.

Last Year	2018	162	
vs. Previous Year	2017	154	5.2%
vs. 5-Yr Avg	13-'17	148	9.4%
Inventory Peak	2018	162	0.3%
Trough	2006	96	69.2%



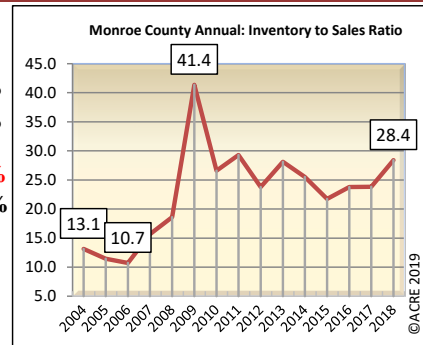
ACRE Commentary	Historical Total Homes Listed
"The 5-year inventory average ('13-'17) is 148 units, 14 units lower than current results. Compared to historical data to the right, the number of homes listed for sale are 9.4% above the 5-year annual average, and 9.4% above the 3-year annual average."	2017 154
	2016 143
	2015 148
	2014 145
	2013 152
	5-Year Avg: 148
	3-Year Avg: 148

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).

Last Year	2018	28.4	
vs. Previous Year	2017	23.8	19.2%
vs. 5-Yr Avg	13-'17	24.6	15.4%
I/S Ratio Peak	2009	41.4	-31.4%
Trough	2006	10.7	165.4%



ACRE Commentary	Historical I/S Ratio
"Compared to historical data to the right, the annual supply is 23% above the 3-year annual average and 15.4% above the 5-year annual average."	2017 23.8
	2016 23.8
	2015 21.7
	2014 25.5
	2013 28.1
	5-Year Avg: 24.6
	3-Year Avg: 23.1

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.

