

Phenix City Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

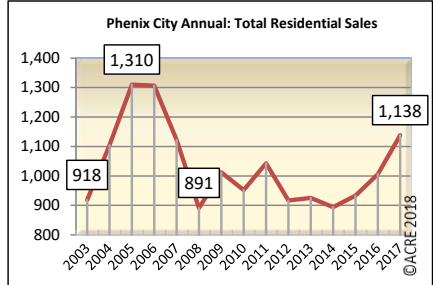
Total Residential Sales

Phenix City residential sales for the year of 2017 totaled 1,138 units, representing an increase of 132 transactions when compared to 1,006 units that were sold in the year of 2016.

Last Year

vs. Previous Year
vs. 5-Yr Avg
vs. Peak
vs. Trough

2017	1,138	
2016	1,006	13.1%
12-'16	935	21.7%
2005	1,310	-13.1%
2008	891	27.7%



Graph: 2001-2017
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 20.5 percent above the 3-year annual average and 21.7 percent above the 5-year annual average."

Historical Home Sales

2016	1,006
2015	933
2014	894
2013	925
2012	917

5- Year Avg: 935
3- Year Avg: 944

Median Sales Price

The median sales price in Phenix City for the year of 2017 was \$140,719, a 3.8 percent decrease from the year of 2016's median selling price of \$146,306.

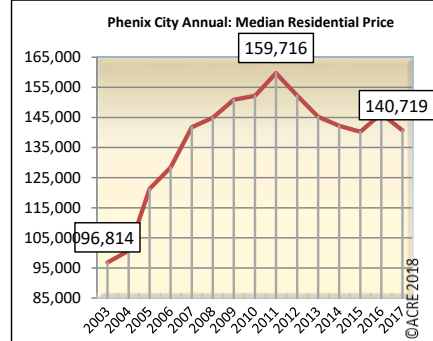
Last Year

vs. Previous Year
vs. 5-Yr Avg

2017	140,719	-3.8%
2016	146,306	-3.1%
12-'16	145,258	

Median Peak
Trough

2011	159,716	-11.9%
2003	96,814	45.3%



Graph: 2001-2017
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 1.5 percent below the 3-year annual average and 3.1 percent below the 5-year annual average."

Historical Median Selling Price

2016	146,306
2015	140,266
2014	142,194
2013	145,237
2012	152,286

5- Year Avg: 145,258
3- Year Avg: 142,922



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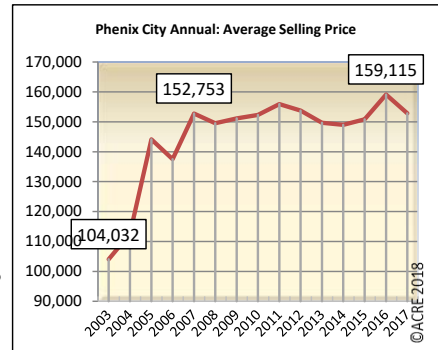
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Average Sales Prices

The average selling price in Phenix City for the year of 2017 was \$152,873, a 3.9 percent decrease from the year of 2016's average selling price of \$159,115.

Last Year	2017	152,873	
vs. Previous Year	2016	159,115	-3.9%
vs. 5-Yr Avg	12-'16	152,486	0.3%

Average Peak	2016	159,115	-3.9%
Trough	2003	104,032	46.9%



Graph: 2001-2017
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 0.07 percent below the 3-year annual average and 0.3 percent above the 5-year annual average."

Historical Average Selling Price

2016	159,115
2015	150,830
2014	149,000
2013	149,691
2012	153,796

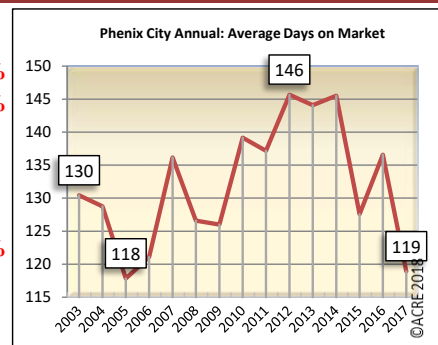
5-Year Avg:	152,486
3-Year Avg:	152,982

Days on Market (DOM)

The average number of days on the market in the year of 2017 was 119, representing a decrease of 12.9 percent from 137 days on market in the year of 2016.

Last Year	2017	119	
vs. Previous Year	2016	137	-12.9%
vs. 5-Yr Avg	12-'16	140	-15.0%

DOM Peak	2014	146	-18.3%
Trough	2005	118	0.9%



Graph: 2001-2017
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('12-'16) for the year is 140 days, 21 day higher than the current results. Compared to historical data to the right, the annual DOM is 15 percent below the 5-year annual average, and 13.1 percent below the 3-year annual average."

Historical Average DOM

2016	137
2015	128
2014	146
2013	144
2012	146

5-Year Avg:	140
3-Year Avg:	137



Market Indicators

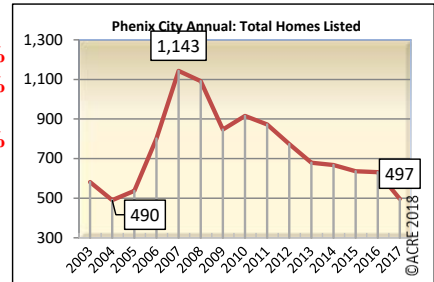
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Homes Listed for Sale

Phenix City's average number of residential units available for sale in the year of 2017 decreased by **135 units**, when compared to the year of 2016.

Last Year	2017	497	
vs. Previous Year	2016	632	-21.4%
vs. 5-Yr Avg	12-'16	678	-26.7%
Inventory Peak	2007	1,143	-56.6%
Trough	2004	490	1.3%



Graph: 2001-2017

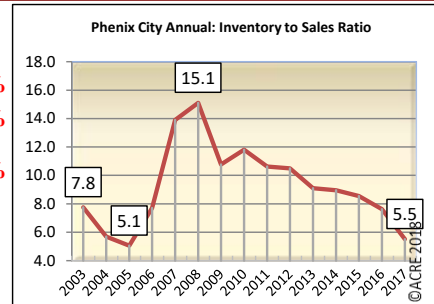
(Per Annum)

ACRE Commentary	Historical Total Homes Listed
"The 5-year inventory average ('12-'16) is 678 units, 181 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 26.7 percent below the 5-year annual average, and 22.9 percent below the 3-year annual average."	2016 632
	2015 636
	2014 668
	2013 679
	2012 774
	5-Year Avg: 678
	3-Year Avg: 645

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	2017	5.5	
vs. Previous Year	2016	7.6	-27.6%
vs. 5-Yr Avg	12-'16	8.9	-38.3%
I/S Ratio Peak	2008	15.1	-63.5%
Trough	2005	5.1	9.1%



Graph: 2001-2017

(Per Annum)

ACRE Commentary	Historical I/S Ratio
"Compared to historical data to the right, the annual supply is 34.5 percent below the 3-year annual average and 38.3 percent below the 5-year annual average."	2016 7.6
	2015 8.5
	2014 8.9
	2013 9.1
	2012 10.5
	5-Year Avg: 8.9
	3-Year Avg: 8.4

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.

