

Talladega County Residential Real Estate: Annual Trends Report

Market Indicators

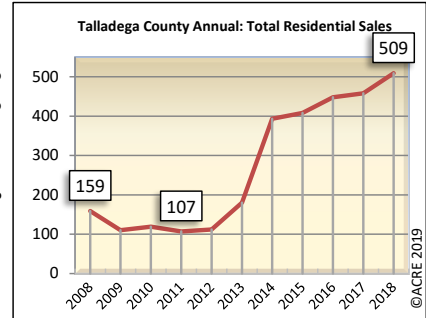
Annual Trends

Infographs

Total Residential Sales

Talladega County residential sales for the year of 2018 totaled 509 units, representing an increase of 51 transactions when compared to 458 units that were sold in the year of 2017.

Last Year	2018	509	
vs. Previous Year	2017	458	11.1%
vs. 5-Yr Avg	13-'17	377	34.9%
vs. Peak	2018	509	0.0%
vs. Trough	2011	107	375.7%



Graph: 2008-2018
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 16.2% above the 3-year annual average and 34.9% above the 5-year annual average."

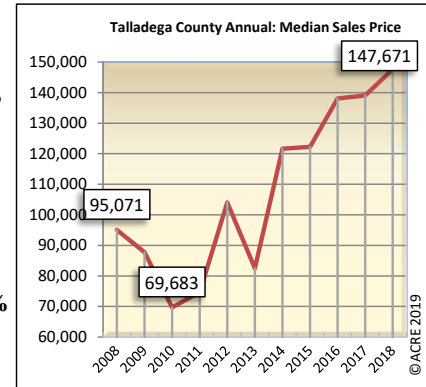
Historical Home Sales

2017	458
2016	448
2015	408
2014	393
2013	180
5- Year Avg:	377
3- Year Avg:	438

Median Sales Price

The median sales price in Talladega County for the year of 2018 was \$147,671, a 6.2 percent increase from the year of 2017's median sales price of \$139,096.

Last Year	2018	147,671	
vs. Previous Year	2017	139,096	6.2%
vs. 5-Yr Avg	13-'17	120,722	22.3%



Graph: 2008-2018
(Per Annum)

Median Peak	2018	147,671	0.0%
Trough	2010	69,683	111.9%

ACRE Commentary

"Compared to historical data to the right, the annual median price is 10.9% above the 3-year annual average and 22.3% above the 5-year annual average."

Historical Median Selling Price

2017	139,096
2016	138,085
2015	122,283
2014	121,617
2013	82,531
5- Year Avg:	120,722
3- Year Avg:	133,155



Market Indicators

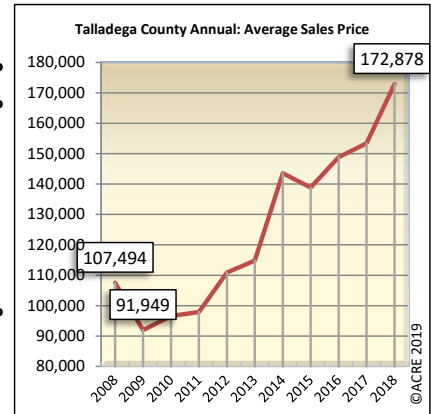
Annual Trends

Average Sales Prices

The average sales price in Talladega County for the year of 2018 was \$172,878, a 12.7 percent increase from the year of 2017's average sales price of \$153,365.

Last Year	2018	172,878	
vs. Previous Year	2017	153,365	12.7%
vs. 5-Yr Avg	13-'17	139,894	23.6%

Average Peak	2018	172,878	0.0%
Trough	2009	91,949	88.0%



Graph: 2008-2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 17.6% above the 3-year annual average and 23.6% above the 5-year annual average."

Historical Average Selling Price

2017	153,365
2016	148,829
2015	138,870
2014	143,588
2013	114,820

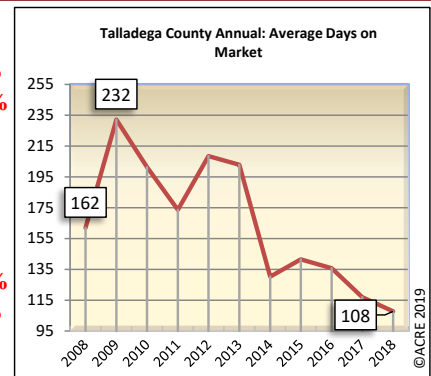
5-Year Avg:	139,894
3- Year Avg:	147,021

Days on Market (DOM)

The average number of days on the market in the year of 2018 was 108, representing a decrease of 7.9 percent from 117 days on market in the year of 2017.

Last Year	2018	108	
vs. Previous Year	2017	117	-7.9%
vs. 5-Yr Avg	13-'17	145	-25.9%

DOM Peak	2009	232	-53.6%
Trough	2018	108	-0.2%



Graph: 2008-2018
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('13-'17) for the year is 145 days, 37 days higher than current results. Compared to historical data to the right, the annual DOM is 25.9% below the 5-year annual average, and 17.6% below the 3-year annual average."

Historical Average DOM

2017	117
2016	136
2015	142
2014	130
2013	203

5-Year Avg:	145
3-Year Avg:	131



Market Indicators

Annual Trends

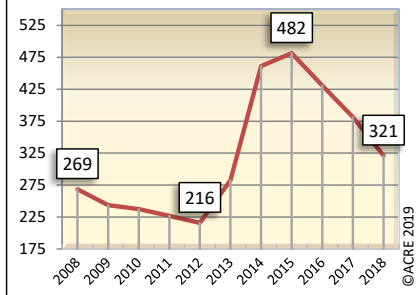
Infographs

Homes Listed for Sale

Talladega County's average number of residential units available for sale in the year of 2018 decreased by **60 units**, when compared to the year of 2017.

<u>Last Year</u>	2018	321	
vs. Previous Year	2017	381	-15.8%
vs. 5-Yr Avg	13-'17	407	-21.2%
Inventory Peak	2015	482	-33.3%
Trough	2012	216	48.6%

Talladega County Annual: Total Homes Listed



Graph: 2008-2018
(Per Annum)

ACRE Commentary

"The 5-year inventory average ('13-'17) is 407 units, 86 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 21.2% below the 5-year annual average, and 25.5% below the 3-year annual average."

Historical Total Homes Listed

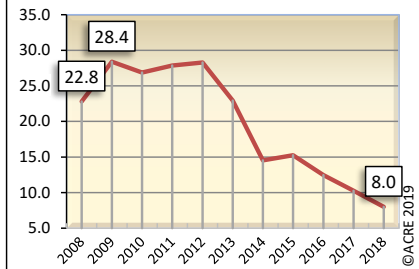
2017	381
2016	431
2015	482
2014	461
2013	282
5-Year Avg:	407
3-Year Avg:	431

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>	2018	8.0	
vs. Previous Year	2017	10.2	-21.9%
vs. 5-Yr Avg	13-'17	15.1	-47.0%
I/S Ratio Peak	2009	28.4	-71.8%
Trough	2018	8.0	0.0%

Talladega County Annual: Inventory to Sales Ratio



Graph: 2008-2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual supply is 37% below the 3-year annual average and 47% below the 5-year annual average."

Historical I/S Ratio

2017	10.2
2016	12.5
2015	15.3
2014	14.5
2013	22.9
5-Year Avg:	15.1
3-Year Avg:	12.7

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