

Birmingham Metro* Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

Birmingham residential sales for the year of 2018 totaled 15,844 units, representing an increase of 929 transactions when compared to 14,915 units that were sold in the year of 2017.

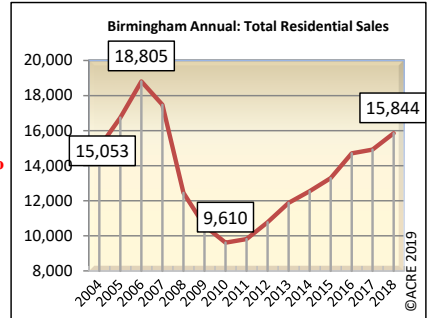
*Birmingham Metro Area includes; Blount, Jefferson, Shelby, and St. Clair Counties.

Last Year

vs. Previous Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

2018	15,844	
2017	14,915	6.2%
13-'17	13,466	17.7%
2006	18,805	-15.7%
2010	9,610	64.9%



Graph: 2004-2018
(Per annum)

ACRE Commentary

"Compared to historical data, annual sales are 10.8 percent above the 3-year annual average and 17.7 percent above the 5-year annual average."

Historical Home Sales

2017	14,915
2016	14,705
2015	13,294
2014	12,539
2013	11,875

5- Year Avg:	13,466
3- Year Avg:	14,305

Median Sales Price

The median sales price in Birmingham for the year of 2018 was \$203,038 a 14.9 percent increase from the year of 2017's median sales price of \$193,025.

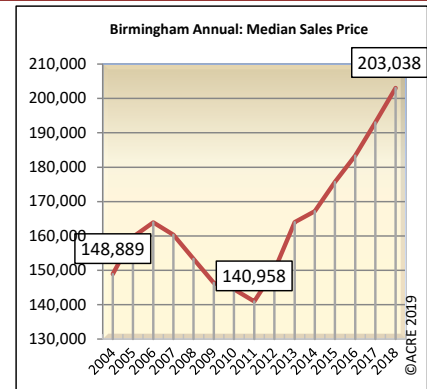
Last Year

vs. Previous Year
vs. 5-Yr Avg

Median Peak
Trough

2018	203,038	
2017	193,025	5.2%
13-'17	176,644	14.9%

2018	203,038	0.0%
2011	140,958	44.0%



Graph: 2004-2018
(Per annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 10.3 percent above the 3-year annual average and 14.9 percent above the 5-year annual average."

Historical Median Selling Price

2017	193,025
2016	183,396
2015	175,658
2014	167,169
2013	163,970

5- Year Avg:	176,644
3- Year Avg:	184,027



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Market Indicators

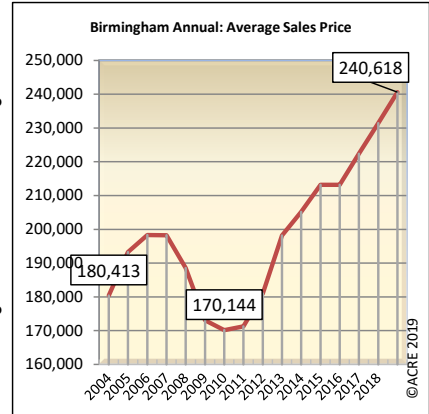
Annual Trends

Average Sales Prices

The average sales price in Birmingham for the year of 2018 was \$240,618 a 4 percent increase from the year of 2017's average sales price of \$231,459.

Last Year	2018	240,618	
vs. Previous Year	2017	231,459	4.0%
vs. 5-Yr Avg	13-'17	214,073	12.4%

Average Peak	2018	240,618	0.0%
Trough	2010	170,144	41.4%



Graph: 2004-2018
(Per annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 8.2 percent above the 3-year annual average and 12.4 percent above the 5-year annual average."

Historical Average Selling Price

2017	231,459
2016	222,387
2015	213,194
2014	205,132
2013	198,196

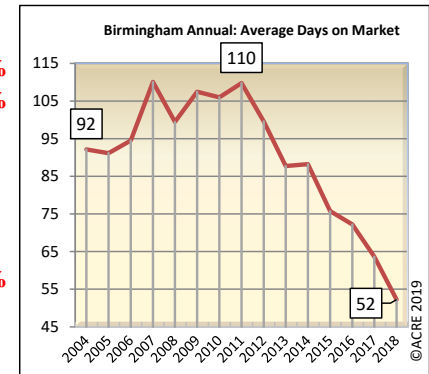
5-Year Avg:	214,073
3-Year Avg:	222,347

Days on Market (DOM)

The average number of days on the market in the year of 2018 was 52 days, representing an 17.9 percent decrease from 64 days on market in the year of 2017.

Last Year	2018	52	
vs. Previous Year	2017	64	-17.9%
vs. 5-Yr Avg	13-'17	78	-32.6%

DOM Peak	2011	110	-52.5%
Trough	2018	52	0.5%



Graph: 2004-2018
(Per annum)

ACRE Commentary

"The 5-year DOM average ('13-'17) is 78 days on the market, which is 26 days higher than current results. Compared to historical data to the right, the annual DOM is 32.6 percent below the 5-year annual average and 26.8 percent below the 3-year average."

Historical Average DOM

2017	64
2016	72
2015	76
2014	88
2013	88

5-Year Avg:	78
3-Year Avg:	71



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Homes Listed for Sale

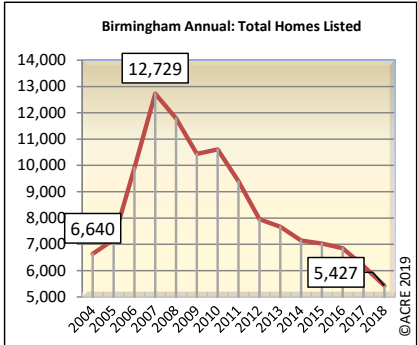
Birmingham's average number of residential units available for sale in the year of 2018 decreased by **747 units**, when compared to the year of 2017.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Inventory **Peak**
Trough

2018	5,427	
2017	6,174	-12.1%
13-'17	6,974	-22.2%
2007	12,729	-57.4%
2018	5,427	0.0%



ACRE Commentary	Historical Total Homes Listed	
"The 5-year inventory average ('13-'17) is 6,974 units, which is 1,547 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 22.2 percent below the 5-year annual average and 18.8 percent below the 3-year annual average."	2017	6,174
	2016	6,852
	2015	7,032
	2014	7,145
	2013	7,665
	5-Year Avg:	6,974
	3-Year Avg:	6,686

Graph: 2004-2018
(Per annum)

Inventory-to-Sales Ratio

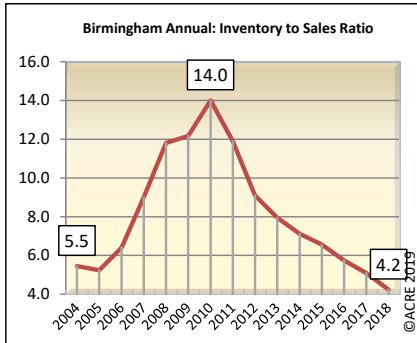
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply. The market is considered to be in balance at approximately 6 months.

Last Year

vs. Previous Year
vs. 5-Yr Avg

I/S Ratio **Peak**
Trough

2018	4.2	
2017	5.1	-16.8%
13-'17	6.5	-34.7%
2010	14.0	-69.8%
2018	4.2	0.8%



ACRE Commentary	Historical I/S Ratio	
"Compared to historical data to the right, the annual supply is 27.6 percent below the 3-year annual average and 34.7 percent below the 5-year annual average."	2017	5.1
	2016	5.7
	2015	6.6
	2014	7.1
	2013	7.9
	5-Year Avg:	6.5
	3-Year Avg:	5.8

Graph: 2004-2018
(Per annum)

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