

Alabama Residential Sales Report – August 2019

Monthly Indicators

Recent Figures

Trends

<p>Total Residential Sales</p> <p>Total residential sales increased 7.5% year-over-year from 5,862 closed transactions in August 2018 to 6,302 in August 2019.</p> <p>In August, 19 of the 24 (79%) reporting associations reported favorable sales gains compared to one year ago.</p>	<p>Current Month</p> <p>vs. Prior Month</p> <p>vs. Last Year</p> <p>vs. 5-Yr Avg</p>	<p>August 2019 6,302</p> <p>July 2019 6,307 -0.1%</p> <p>August 2018 5,862 7.5%</p> <p>August 14-'18 5,112 23.3%</p>	<p>Statewide: Total Residential Sales</p> <p>Graph: August 2009 - 2019 (By month)</p>
	<p>vs. Peak</p> <p>vs. Trough</p> <p>Year to Date</p> <p>vs. Prior Year</p>	<p>August 2019 6,302 0.0%</p> <p>August 2010 2,983 111.3%</p> <p>August 2019 43,792</p> <p>August 2018 42,209 3.8%</p>	
<p>ACRE Commentary</p> <p>"Historical data indicates that August home sales on average ('14-'18) decrease 0.7% from July. The current month's sales decreased 0.1% from the prior month."</p>	<p>Historical Home Sales</p> <p>August 2018 5,862</p> <p>August 2017 5,664</p> <p>August 2016 5,282</p> <p>August 2015 4,579</p> <p>August 2014 4,171</p> <p>5- Year Avg: 5,112</p> <p>3- Year Avg: 5,603</p>		

<p>Median Sales Price</p> <p>The statewide median sales price increased 8.1% year-over-year from \$162,711 in August 2018 to \$175,932 in August 2019.</p> <p>In August, 17 of 24 (71%) associations reported positive year-over-year gains in median price from one year ago.</p>	<p>Current Month</p> <p>vs. Prior Month</p> <p>vs. Last Year</p> <p>vs. 5-Yr Avg</p>	<p>August 2019 175,932</p> <p>July 2019 176,926 -0.6%</p> <p>August 2018 162,711 8.1%</p> <p>August 14-'18 151,631 16.0%</p>	<p>Statewide: Median Sales Price</p> <p>Graph: August 2009 - 2019 (By month)</p>
	<p>Year to Date</p> <p>vs. Prior Year</p> <p>Median Peak</p> <p>Trough</p>	<p>August 2019 166,494</p> <p>August 2018 159,044 4.7%</p> <p>August 2019 175,932 0.0%</p> <p>August 2010 123,002 43.0%</p>	
<p>ACRE Commentary</p> <p>"Historical data indicates that August's statewide median sales price on average ('14-'18) decreases 1.8% from the previous month. The current month's statewide median sales price decreased 0.6% from the month prior. Low housing supply continues to apply pressure on year-over-year home pricing in most Alabama markets, a trend that will continue for the foreseeable future."</p>	<p>Historical Median Selling Price</p> <p>August 2018 162,711</p> <p>August 2017 158,059</p> <p>August 2016 148,855</p> <p>August 2015 145,511</p> <p>August 2014 143,020</p> <p>5- Year Avg: 151,631</p> <p>3- Year Avg: 156,542</p>		



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Average Sales Prices

The statewide average sales price increased 4% year-over-year from \$195,220 in August 2018 to \$203,097 in August 2019.

In August, **15 of 24 (63%)** of associations reported positive year-over-year gains in average price from one year ago.

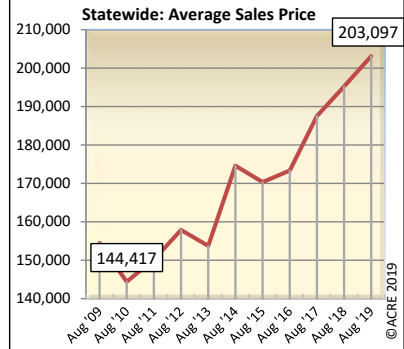
Current Month

August 2019 **203,097**
vs. Prior Month July 2019 **203,737** **-0.3%**
vs. Last Year August 2018 **195,220** **4.0%**
vs. 5-Yr Avg August 14-'18 **180,192** **12.7%**

Year to Date

August 2019 **194,286**
vs. Prior Year August 2018 **189,515** **2.5%**

Average **Peak** August 2019 **203,097** **0.0%**
Trough August 2010 **144,417** **40.6%**



Graph: August 2009 - 2019
(By month)

ACRE Commentary

“Historical data indicates that August’s statewide average sales price on average (‘14-‘18) increases 0.7% from the previous month. The current month’s statewide average price decreased 0.3% from the previous month. A shortage of housing supply continues to apply pressure on home pricing in Alabama markets, a trend that will continue for the foreseeable future.”

Historical Average Selling Price

August 2018	195,220
August 2017	187,515
August 2016	173,330
August 2015	170,326
August 2014	174,570

5-Year Avg: 180,192
3- Year Avg: 185,355

Days on Market (DOM)

The statewide DOM average decreased 3 days year-over-year from 89 days in August 2018 to 86 in August 2019.

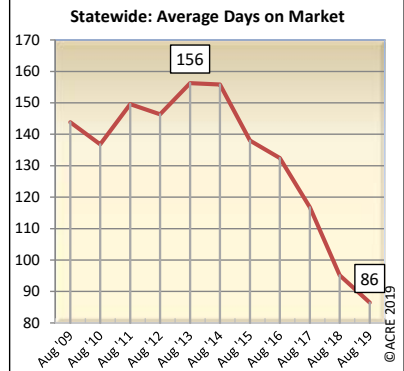
In August, **19 of the 24 (79%)** associations reported a positive year-over-year reduction in average DOM from one year ago.

Current Month

August 2019 **86**
vs. Prior Month July 2019 **89** **-3.3%**
vs. Last Year August 2018 **95** **-9.2%**
vs. 5-Yr Avg August 14-'18 **128** **-32.3%**

Year to Date

August 2019 **93**
vs. Prior Year August 2018 **105** **-11.0%**



Graph: August 2009 - 2019
(By month)

ACRE Commentary

“Historical data indicates that August’s statewide average number of days on the market (‘14-‘18) increases 8 days from the previous month. The current month’s statewide DOM average decreased 3 days from the previous month. The statewide DOM average is anticipated to remain within the current range (70-120 days) for the foreseeable future.”

Historical Average DOM

August 2018	95
August 2017	117
August 2016	132
August 2015	138
August 2014	156

5-Year Avg: 128



Monthly Indicators

Recent Figures

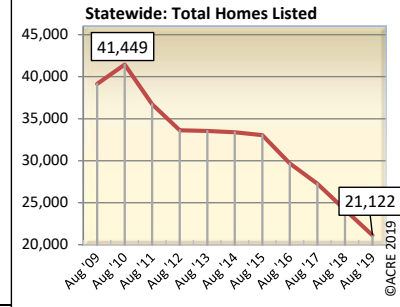
Trends

Total Homes Listed for Sale

Residential properties listed for sale decreased 12.6% year-over-year from 24,165 listings in August 2018 to 21,122 listings in August 2019.

In August, 4 of the 24 (17%) associations reported year-over-year increases in inventory from one year ago.

<u>Current Month</u>	August	2019	21,122	
vs. Prior Month	July	2019	21,865	-3.4%
vs. Last Year	August	2018	24,165	-12.6%
vs. 5-Yr Avg	August	14-'18	29,506	-28.4%
Inventory Peak	August	2010	41,449	-49.0%
Trough	August	2019	21,122	0.0%



Graph: August 2009 - 2019
(By month)

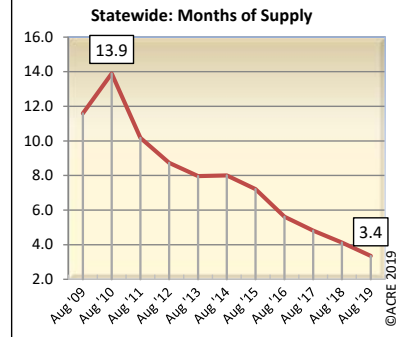
<u>ACRE Commentary</u>	<u>Historical Total Homes Listed</u>
"Historical data indicates that Alabama's August housing inventory on average ('14-'18) decreases 1.5% from the prior month. The current month's inventory decreased 3.4% from the prior month."	August 2018 24,165
	August 2017 27,270
	August 2016 29,683
	August 2015 33,040
	August 2014 33,374
	5-Year Avg: 29,506

Inventory-to-Sales Ratio

The inventory of homes for sale divided by the current monthly sales volume equals the # of months of housing supply (market considered to be in balance at approximately 6 months).

Major metro areas report 2.9 months of supply, midsize metro areas report 3.6 months of supply, while non-metro areas report 5.4 months of supply.

<u>Current Month</u>	August	2019	3.4	
vs. Prior Month	July	2019	3.5	-3.3%
vs. Last Year	August	2018	4.1	-18.7%
vs. 5-Yr Avg	August	14-'18	6.0	-43.7%
I/S Ratio Peak	August	2010	14.6	-77.0%
Trough	August	2019	3.5	-4.2%



Graph: August 2009 - 2019
(By month)

<u>ACRE Commentary</u>	<u>Historical I/S Ratio</u>
"As emphasized in previous monthly reports, the state's low housing inventory (21,122 units for sale) is well below the historic 10-year average (33,200 +/- units), indicating a continued transition where sellers typically have elevated bargaining power."	August 2018 4.1
	August 2017 4.8
	August 2016 5.6
	August 2015 7.2
	August 2014 8.0
	5-Year Avg: 6.0
3-Year Avg: 4.9	

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.



Alabama Home Sales Report - August 2019

Statewide	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD* August '19	YTD * August '18	% Difference	**Inventory / Sales Ratio August '19
Total Homes Sold	6,302	6,307	-0.08%	5,862	7.51%	43,792	42,209	3.75%	3.4
Median Sales Price	175,932	176,926	-0.56%	162,711	8.13%	166,494	159,044	4.68%	
Average Sales Price	203,097	203,737	-0.31%	195,220	4.04%	194,286	189,515	2.52%	
Average Days on Market*	86	89	-3.35%	95	-9.15%	93	105	-10.97%	
Total Homes Listed	21,122	21,865	-3.40%	24,165	-12.59%				

*The % Difference in the Average Days on Market may appear to at variance due to numbers beyond the decimal created when all markets are averaged.

**The Inventory to Sales Ratio (Inv./Sales Ratio) represents the ratio produced by the current month of Total Homes Listed divided by the Current Month Total Homes Sold. This ratio shows at the rate of sales in the current month, the number of months necessary to sell the existing homes on the market in the current month.

TOTAL HOMES SOLD

	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD August '19	YTD August '18	% Difference	**Inventory / Sales Ratio
Major Metropolitan Areas									
Birmingham	1,543	1,565	-1.41%	1,460	5.68%	11,118	10,876	2.23%	3.4
Huntsville	808	863	-6.37%	746	8.31%	5,476	5,242	4.46%	1.5
Mobile	481	487	-1.23%	442	8.82%	3,336	3,202	4.18%	2.9
Montgomery	499	497	0.40%	452	10.40%	3,428	3,226	6.26%	3.7
Subtotal	3,331	3,412	-2.37%	3,100	7.45%	23,358	22,546	3.60%	2.9
Midsized Metropolitan Areas									
Athens	202	189	6.88%	187	8.02%	1,404	1,246	12.68%	1.6
Baldwin County	681	649	4.93%	676	0.74%	4,851	4,804	0.98%	4.2
Calhoun County	184	183	0.55%	155	18.71%	1,195	1,147	4.18%	3.3
Dothan	141	155	-9.03%	134	5.22%	1,136	1,027	10.61%	5.2
Gadsden	96	98	-2.04%	89	7.87%	628	629	-0.16%	4.1
Lee County	205	224	-8.48%	192	6.77%	1,478	1,548	-4.52%	3.0
Decatur	184	160	15.00%	183	0.55%	1,157	1,158	-0.09%	1.9
Shoals Area	208	193	7.77%	209	-0.48%	1,388	1,363	1.83%	3.9
Phenix City	148	108	37.04%	132	12.12%	943	800	17.88%	2.5
Tuscaloosa	286	293	-2.39%	234	22.22%	1,917	1,881	1.91%	2.9
Subtotal	2,133	2,063	3.39%	2,004	6.44%	14,693	14,357	2.34%	3.6
Non-Metropolitan Areas									
Cherokee County	23	27	-14.81%	35	-34.29%	152	176	-13.64%	7.4
Covington County	22	30	-26.67%	28	-21.43%	212	178	19.10%	10.9
Cullman	108	93	16.13%	81	33.33%	666	589	13.07%	4.1
Jackson County	32	29	10.34%	29	10.34%	202	189	6.88%	4.8
Lake Martin Area	74	92	-19.57%	80	-7.50%	533	459	16.12%	7.3
Marshall County	99	98	1.02%	89	11.24%	629	631	-0.32%	3.3
Monroe County	9	18	-50.00%	5	80.00%	85	67	26.87%	19.7
Talladega County	60	59	1.69%	41	46.34%	391	345	13.33%	5.7
Wiregrass Region	125	103	21.36%	96	30.21%	805	777	3.60%	3.9
Walker County	84	94	-10.70%	87	-3.47%	662	649	2.00%	6.7
Subtotal	636	643	-1.10%	571	11.38%	4,337	4,060	6.82%	5.4



Statewide	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD* August '19	YTD* August '18	% Difference
Median Sales Price	175,932	176,926	-0.56%	162,711	8.13%	166,494	159,044	4.68%

	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD August '19	YTD August '18	% Difference
Major Metropolitan Areas								
Birmingham	225,000	220,000	2.27%	209,450	7.42%	216,625	204,891	5.73%
Huntsville	224,494	229,900	-2.35%	193,500	16.02%	217,812	200,508	8.63%
Mobile	154,900	160,000	-3.19%	149,900	3.34%	152,281	146,119	4.22%
Montgomery	165,000	175,000	-5.71%	145,700	13.25%	163,470	149,713	9.19%
Median Sales Price Average	192,349	196,225	-1.98%	174,638	10.14%	187,547	175,308	6.98%
Midsized Metropolitan Areas								
Athens	221,261	219,500	0.80%	203,900	8.51%	220,093	203,205	8.31%
Baldwin County	245,000	250,000	-2.00%	246,000	-0.41%	248,184	239,350	3.69%
Calhoun County	135,550	125,000	8.44%	149,000	-9.03%	131,534	131,144	0.30%
Dothan	164,000	164,000	0.00%	138,700	18.24%	156,488	146,875	6.54%
Gadsden	154,750	146,000	5.99%	125,000	23.80%	137,844	125,704	9.66%
Lee County	238,000	265,287	-10.29%	243,222	-2.15%	244,730	234,240	4.48%
Decatur	143,000	154,750	-7.59%	160,000	-10.63%	150,125	140,675	6.72%
Shoals Area	138,750	135,000	2.78%	153,000	-9.31%	133,225	138,139	-3.56%
Phenix City	182,000	179,900	1.17%	168,450	8.04%	166,219	155,494	6.90%
Tuscaloosa	179,900	179,900	0.00%	169,700	6.01%	182,106	172,806	5.38%
Median Sales Price Average	175,661	177,760	-1.18%	172,564	1.80%	172,273	164,936	4.45%
Non-Metropolitan Areas								
Cherokee County	148,100	194,900	-24.01%	147,700	0.27%	154,781	148,575	4.18%
Covington County	134,250	90,500	48.34%	106,250	26.35%	110,539	95,438	15.82%
Cullman	169,950	155,270	9.45%	149,900	13.38%	152,865	143,788	6.31%
Jackson County	150,000	189,900	-21.01%	132,800	12.95%	143,913	146,938	-2.06%
Lake Martin Area	285,000	271,000	5.17%	238,250	19.62%	236,766	235,594	0.50%
Marshall County	169,900	186,500	-8.90%	144,680	17.43%	147,713	131,057	12.71%
Monroe County	152,000	103,000	47.57%	73,000	108.22%	105,294	102,956	2.27%
Talladega County	159,500	155,200	2.77%	167,000	-4.49%	146,294	147,581	-0.87%
Wiregrass Region	141,000	149,000	-5.37%	139,000	1.44%	139,281	133,313	4.48%
Walker County	141,067	146,715	-3.85%	150,950	-6.55%	137,666	142,963	-3.70%
Median Sales Price Average	165,077	164,198	0.53%	144,953	13.88%	147,511	142,820	3.28%



Statewide	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD* August '19	YTD* August '18	% Difference
Average Sales Price	203,097	203,737	-0.31%	195,220	4.04%	194,286	189,515	2.52%

	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD August '19	YTD August '18	% Difference
Major Metropolitan Areas								
Birmingham	269,578	257,643	4.63%	250,358	7.68%	259,345	242,085	7.13%
Huntsville	248,270	250,742	-0.99%	226,498	9.61%	244,362	227,250	7.53%
Mobile	178,524	180,024	-0.83%	176,197	1.32%	174,272	167,914	3.79%
Montgomery	185,659	190,056	-2.31%	168,237	10.36%	179,996	168,066	7.10%
Average Sales Price Average	220,508	219,616	0.41%	205,323	7.40%	214,494	201,329	6.54%

	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD August '19	YTD August '18	% Difference
Midsized Metropolitan Areas								
Athens	238,887	235,936	1.25%	226,375	5.53%	242,333	219,582	10.36%
Baldwin County	311,751	312,491	-0.24%	309,023	0.88%	314,826	298,009	5.64%
Calhoun County	151,263	149,957	0.87%	174,075	-13.10%	147,801	146,518	0.88%
Dothan	168,865	178,275	-5.28%	158,118	6.80%	168,463	163,363	3.12%
Gadsden	165,068	179,183	-7.88%	141,676	16.51%	154,331	139,876	10.33%
Lee County	260,733	287,603	-9.34%	273,752	-4.76%	266,957	255,623	4.43%
Decatur	155,690	160,966	-3.28%	164,441	-5.32%	162,040	155,744	4.04%
Shoals Area	158,468	156,039	1.56%	168,053	-5.70%	157,575	163,199	-3.45%
Phenix City	201,249	185,789	8.32%	174,846	15.10%	174,812	165,580	5.58%
Tuscaloosa	202,386	207,950	-2.68%	225,061	-10.08%	219,794	215,939	1.78%
Average Sales Price Average	201,436	205,419	-1.94%	201,542	-0.05%	200,893	192,343	4.45%

	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD August '19	YTD August '18	% Difference
Non-Metropolitan Areas								
Cherokee County	167,817	204,405	-17.90%	171,922	-2.39%	166,929	175,118	-4.68%
Covington County	129,671	114,003	13.74%	126,351	2.63%	114,818	110,989	3.45%
Cullman	194,878	184,316	5.73%	206,072	-5.43%	176,459	177,753	-0.73%
Jackson County	191,320	230,696	-17.07%	188,273	1.62%	180,034	188,959	-4.72%
Lake Martin Area	406,124	360,460	12.67%	321,069	26.49%	338,154	352,449	-4.06%
Marshall County	196,047	205,144	-4.43%	171,746	14.15%	183,980	172,812	6.46%
Monroe County	151,111	126,906	19.07%	87,400	72.90%	120,275	120,018	0.21%
Talladega County	189,414	161,249	17.47%	211,470	-10.43%	164,635	173,957	-5.36%
Wiregrass Region	158,077	170,081	-7.06%	154,823	2.10%	156,559	150,172	4.25%
Walker County	193,486	199,774	-3.15%	209,438	-7.62%	194,111	197,384	-1.66%
Average Sales Price Average	197,794	195,703	1.07%	184,856	7.00%	179,595	181,961	-1.30%



Statewide	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD* August '19	YTD* August '18	% Difference
Average Days on Market*	86	89	-3.35%	95	-9.15%	93	105	-10.97%

*The % Difference in the Average Days on Market may appear to at variance due to numbers beyond the decimal created when all markets are averaged.

	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	YTD August '19	YTD August '18	% Difference
Major Metropolitan Areas								
Birmingham	32	34	-5.88%	42	-23.81%	42	54	-21.81%
Huntsville	43	36	19.44%	47	-8.51%	47	61	-22.65%
Mobile	63	59	6.78%	67	-5.97%	62	77	-19.12%
Montgomery	91	82	10.98%	92	-1.09%	98	104	-5.80%
Average DOM Average	57	53	8.53%	62	-7.66%	62	74	-15.68%
Midsized Metropolitan Areas								
Athens	41	38	7.89%	46	-10.87%	50	66	-24.62%
Baldwin County	81	90	-10.00%	93	-12.90%	87	93	-5.81%
Calhoun County	65	67	-2.99%	74	-12.16%	81	87	-7.46%
Dothan	107	112	-4.46%	122	-12.30%	133	142	-6.36%
Gadsden	97	131	-25.95%	113	-14.16%	113	113	-0.11%
Lee County	65	73	-10.96%	57	14.04%	72	62	15.83%
Decatur	47	55	-14.55%	67	-29.85%	64	85	-24.82%
Shoals Area	66	61	8.20%	80	-17.50%	77	80	-3.44%
Phenix City	91	92	-1.09%	115	-20.87%	98	109	-9.54%
Tuscaloosa	45	54	-16.67%	67	-32.84%	56	64	-12.92%
Average DOM Average	71	77	-8.80%	83	-15.47%	83	90	-7.75%
Non-Metropolitan Areas								
Cherokee County	153	169	-9.47%	119	28.57%	132	178	-25.70%
Covington County	134	153	-12.42%	220	-39.09%	139	175	-20.60%
Cullman	100	125	-20.00%	134	-25.37%	117	121	-3.31%
Jackson County	131	97	35.05%	76	72.37%	111	131	-15.36%
Lake Martin Area	131	140	-6.43%	163	-19.63%	144	140	3.03%
Marshall County	80	69	15.94%	88	-9.09%	85	103	-17.94%
Monroe County	166	172	-3.49%	364	-54.40%	195	380	-48.82%
Talladega County	78	74	5.41%	80	-2.50%	81	105	-22.68%
Wiregrass Region	89	92	-3.26%	96	-7.29%	107	116	-8.07%
Walker County	159	155	2.65%	131	21.07%	149	144	3.71%
Average DOM Average	122	125	-2.00%	147	-17.02%	126	159	-20.94%



Statewide	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	**Inv./Sales Ratio August '19
Total Homes Listed	21,122	21,865	-3.40%	24,165	-12.59%	3.4

	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	**Inv./Sales Ratio
Major Metropolitan Areas						
Birmingham	5,264	5,552	-5.19%	5,779	-8.91%	3.4
Huntsville	1,216	1,231	-1.22%	1,698	-28.39%	1.5
Mobile	1,392	1,405	-0.93%	1,546	-9.96%	2.9
Montgomery	1,869	1,881	-0.64%	2,076	-9.97%	3.7
Subtotal	9,741	10,069	-3.26%	11,099	-12.24%	2.9

	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	**Inv./Sales Ratio
Midsized Metropolitan Areas						
Athens	332	343	-3.21%	497	-33.20%	1.6
Baldwin County	2,879	2,875	0.14%	2,853	0.91%	4.2
Calhoun County	608	750	-18.93%	868	-29.95%	3.3
Dothan	732	824	-11.17%	1,048	-30.15%	5.2
Gadsden	395	408	-3.19%	501	-21.16%	4.1
Lee County	620	653	-5.05%	571	8.58%	3.0
Decatur	353	391	-9.72%	470	-24.89%	1.9
Shoals Area	804	817	-1.59%	887	-9.36%	3.9
Phenix City	377	370	1.89%	485	-22.27%	2.5
Tuscaloosa	832	820	1.46%	838	-0.72%	2.9
Subtotal	7,600	7,908	-3.89%	8,521	-10.81%	3.6

	Current Month August '19	Last Month July '19	% Difference	Last Year August '18	% Difference	**Inv./Sales Ratio
Non-Metropolitan Areas						
Cherokee Co.	170	165	3.03%	203	-16.26%	7.4
Covington Co.	240	229	4.80%	322	-25.47%	10.9
Cullman	446	462	-3.46%	479	-6.89%	4.1
Jackson County	153	155	-1.29%	187	-18.18%	4.8
Lake Martin	540	568	-4.93%	569	-5.10%	7.3
Marshall County	330	367	-10.08%	404	-18.32%	3.3
Monroe County	177	162	9.26%	156	13.46%	19.7
Talladega Co.	340	349	-2.58%	327	3.98%	5.7
Wiregrass	493	498	-1.00%	705	-30.07%	3.9
Walker County	560	590	-5.07%	696	-19.54%	6.7
Subtotal	3,449	3,545	-2.71%	4,048	-14.80%	5.4

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. Alabama Center for Real Estate - University of Alabama 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 townhomes.

Numbers in red indicate negative numbers.

(Note: A negative number in the Average Days on Market indicates an improvement.)

*The % Difference in the Average Days on Market may appear to at variance due to numbers beyond the decimal created when all markets are averaged.

Historical Monthly Housing Statistics are available on the web at the Alabama Center for Real Estate's homepage:

www.acre.cba.ua.edu

