

**Calhoun County Residential Report – June 2021**

**Monthly Indicators**

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**Total Residential Sales**

Calhoun County residential sales for the current month totaled 221 units, representing an increase of 27.0% when compared to one year ago.

**Current Month**

vs. Prior Month	June 2021	221	
vs. Last Year	May 2021	196	12.8%
	June 2020	174	27.0%
vs. 5-Yr Avg	June 16-'20	162	12.8%

**By Product Type (% of Total Sales)**

	2021	2020
Existing SF:	214 (97%)	164 (94%)
Condo:	0 (0%)	0 (0%)
New Const.	7 (3%)	10 (6%)

vs. Peak

June 2021	221	0.0%
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vs. Trough

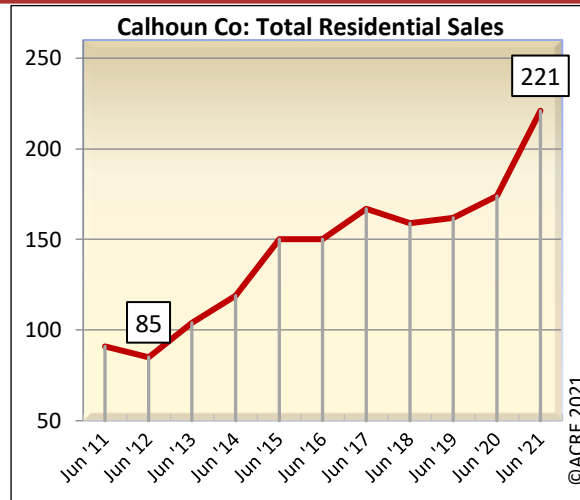
June 2012	85	-160.0%
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**Year to Date**

June 2021	956	
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vs. Prior Year	June 2020	798	19.8%
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\*Residential = existing single family, condo, & new construction



Graph: June 2011-2021  
(By month)

**ACRE Commentary**

"Historical data indicates that June residential sales on average ('16-'20) decrease by 4.6% from May. This month's sales increased by 12.8% from the prior month."

**Historical Home Sales**

June 2020	174
June 2019	162
June 2018	159
June 2017	167
June 2016	150

5- Year Avg:	166
3- Year Avg:	174

**Median Sales Price**

The median sales price in Calhoun County for the current month was \$164,950, an increase of 11.9% from one year ago.

**Current Month**

vs. Prior Month	June 2021	164,950	
vs. Last Year	May 2021	159,900	3.2%
	June 2020	147,450	11.9%
vs. 5-Yr Avg	June 16-'20	131,450	25.5%

**By Product Type (Y-O-Y Comparison)**

	2021	2020
Existing SF:	\$151,500	\$139,900
Condo:	N/A	\$0
New Const:	\$183,500	\$186,250

**Year to Date**

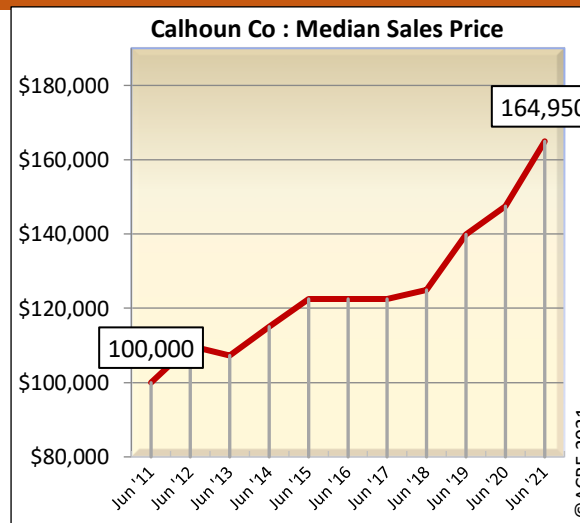
vs. Prior Year	June 2021	153,800	
	June 2020	139,420	10.3%

Median Peak

June 2021	164,950	0.0%
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Trough

June 2011	100,000	65.0%
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Graph: June 2011-2021  
(By month)

**ACRE Commentary**

"Historical data indicates that June median sales prices on average ('16-'20) increased by 0.6% from May. This month's median sales price increased by 3.2% from the month prior."

**Historical Median Selling Price**

June 2020	147,450
June 2019	139,900
June 2018	124,900
June 2017	122,500
June 2016	122,500

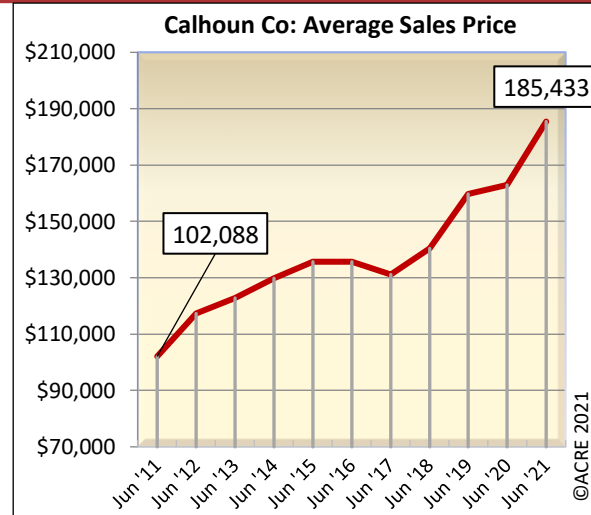
5- Year Avg:	131,450
3- Year Avg:	137,417

**Monthly Indicators**

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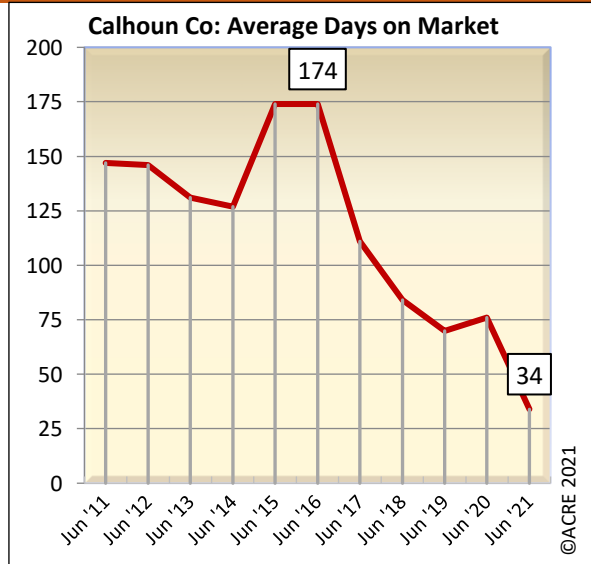
<p><b>Average Sales Prices</b></p> <p>The average sales price in Calhoun County for the current month was \$185,433, a 13.8% increase from one year ago.</p>	<p><b>Current Month</b></p> <p>vs. Prior Month</p> <p>vs. Last Year</p> <p>vs. 5-Yr Avg</p>	<p>June 2021 <b>185,433</b></p> <p>May 2021 <b>184,673</b> <b>0.4%</b></p> <p>June 2020 <b>162,893</b> <b>13.8%</b></p> <p>June 16-'20 <b>145,974</b> <b>27.0%</b></p>												
	<p><b>Year to Date</b></p> <p>vs. Prior Year</p>	<p>June 2021 <b>172,076</b></p> <p>June 2020 <b>156,290</b> <b>10.1%</b></p>												
<p><b>By Product Type (Y-O-Y Comparison)</b></p> <table border="0"> <tr> <td></td> <td><b>2021</b></td> <td><b>2020</b></td> </tr> <tr> <td>Existing SF:</td> <td>\$178,078</td> <td>\$160,575</td> </tr> <tr> <td>Condo:</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>New Const:</td> <td>\$187,165</td> <td>\$200,895</td> </tr> </table>		<b>2021</b>	<b>2020</b>	Existing SF:	\$178,078	\$160,575	Condo:	N/A	N/A	New Const:	\$187,165	\$200,895	<p><b>Average Peak</b></p> <p>June 2021 <b>185,433</b> <b>0.0%</b></p> <p><b>Trough</b></p> <p>June 2011 <b>102,088</b> <b>81.6%</b></p>	
	<b>2021</b>	<b>2020</b>												
Existing SF:	\$178,078	\$160,575												
Condo:	N/A	N/A												
New Const:	\$187,165	\$200,895												



<p><b>ACRE Commentary</b></p> <p>"Historical data indicates that June average sales prices on average ('16-'20) decrease by 1.6% from May. The current month's average price increased by 0.4% from the prior month."</p>	<p><b>Historical Average Selling Price</b></p> <table border="0"> <tr><td>June 2020</td><td><b>162,893</b></td></tr> <tr><td>June 2019</td><td><b>159,807</b></td></tr> <tr><td>June 2018</td><td><b>140,425</b></td></tr> <tr><td>June 2017</td><td><b>131,100</b></td></tr> <tr><td>June 2016</td><td><b>135,643</b></td></tr> </table> <p><b>5-Year Avg:</b> <b>145,974</b></p> <p><b>3-Year Avg:</b> <b>154,375</b></p>	June 2020	<b>162,893</b>	June 2019	<b>159,807</b>	June 2018	<b>140,425</b>	June 2017	<b>131,100</b>	June 2016	<b>135,643</b>
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Graph: June 2011-2021  
(By month)

<p><b>Days on Market (DOM)</b></p> <p>The average number of days on the market in June was 34, and was 76 days this time last year.</p>	<p><b>Current Month</b></p> <p>vs. Prior Month</p> <p>vs. Last Year</p> <p>vs. 5-Yr Avg</p>	<p>June 2021 <b>34</b></p> <p>May 2021 <b>31</b> <b>9.7%</b></p> <p>June 2020 <b>76</b> <b>-55.3%</b></p> <p>June 16-'20 <b>103</b> <b>-67.0%</b></p>												
	<p><b>Year to Date</b></p> <p>vs. Prior Year</p>	<p>June 2020 <b>47</b></p> <p>June 2019 <b>78</b> <b>-40.4%</b></p>												
<p><b>By Product Type (DOM Comparison)</b></p> <table border="0"> <tr> <td></td> <td><b>2021</b></td> <td><b>2020</b></td> </tr> <tr> <td>Existing SF:</td> <td>40</td> <td>80</td> </tr> <tr> <td>Condo:</td> <td>0</td> <td>0</td> </tr> <tr> <td>New Const:</td> <td>8</td> <td>6</td> </tr> </table>		<b>2021</b>	<b>2020</b>	Existing SF:	40	80	Condo:	0	0	New Const:	8	6		
	<b>2021</b>	<b>2020</b>												
Existing SF:	40	80												
Condo:	0	0												
New Const:	8	6												



<p><b>ACRE Commentary</b></p> <p>"The 5-year DOM average ('16-'20) for the month of June is 103 days, which is 69 days above the current results. DOM is anticipated to remain within the current range (10-60 days) for the foreseeable future."</p>	<p><b>Historical Average DOM</b></p> <table border="0"> <tr><td>June 2020</td><td><b>76</b></td></tr> <tr><td>June 2019</td><td><b>70</b></td></tr> <tr><td>June 2018</td><td><b>84</b></td></tr> <tr><td>June 2017</td><td><b>111</b></td></tr> <tr><td>June 2016</td><td><b>174</b></td></tr> </table> <p><b>5-Year Avg:</b> <b>103</b></p>	June 2020	<b>76</b>	June 2019	<b>70</b>	June 2018	<b>84</b>	June 2017	<b>111</b>	June 2016	<b>174</b>
June 2020	<b>76</b>										
June 2019	<b>70</b>										
June 2018	<b>84</b>										
June 2017	<b>111</b>										
June 2016	<b>174</b>										

Graph: June 2011-2021  
(By month)

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**Total Units Listed for Sale**

Calhoun County residential units available for sale in June decreased 35.6% when compared to the same period last year.

**Current Month**

vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

June	2021	<b>489</b>	
May	2021	<b>503</b>	<b>-2.8%</b>
June	2020	<b>759</b>	<b>-35.6%</b>
June	16-'20	<b>812</b>	<b>-39.8%</b>

**Inventory Peak**

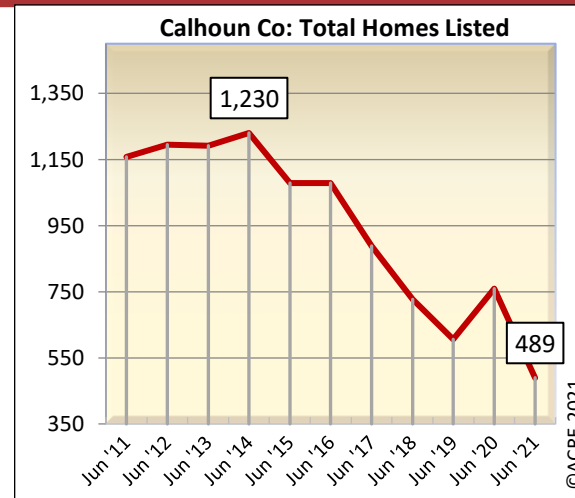
June	2014	<b>1,230</b>	<b>-60.2%</b>
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**Trough**

June	2021	<b>489</b>	<b>0.0%</b>
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**By Product Type (Inv. Comparison)**

	2021	2020
Existing SF:	484	657
Condo:	1	0
New Const.:	4	100



Graph: June 2011-2021  
(By month)

**ACRE Commentary**

"Historical data indicates that inventory on average ('16-'20) increased 6.3% from May. The current month's inventory decreased by 2.8% from last month's total of 503 homes."

**Historical Total Units Listed**

June	2020	<b>759</b>
June	2019	<b>606</b>
June	2018	<b>727</b>
June	2017	<b>888</b>
June	2016	<b>1,079</b>
<b>5-Year Avg:</b>		<b>812</b>
<b>3-Year Avg:</b>		<b>697</b>

**Inventory-to-Sales Ratio**

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

Calhoun County currently has 2.2 months of supply, down from 2.6 last month and down from 4.4 one year ago.

**Current Month**

vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

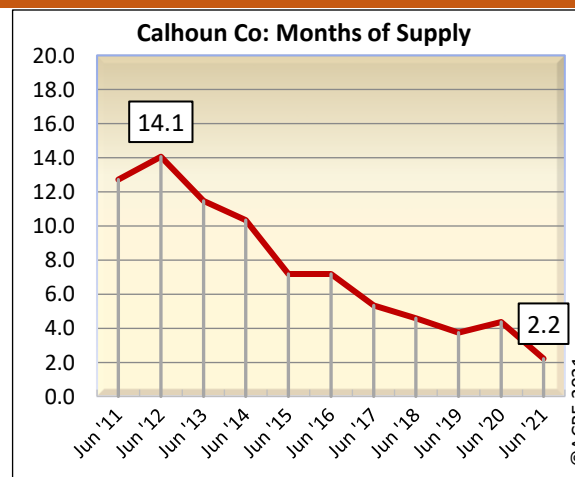
June	2021	<b>2.2</b>	
May	2021	<b>2.6</b>	<b>-13.8%</b>
June	2020	<b>4.4</b>	<b>-49.3%</b>
June	16-'20	<b>5.0</b>	<b>-56.1%</b>

**I/S Ratio Peak**

June	2012	<b>14.1</b>	<b>-84.3%</b>
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**Trough**

June	2021	<b>2.2</b>	<b>0.6%</b>
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Graph: June 2011-2021  
(By month)

**ACRE Commentary**

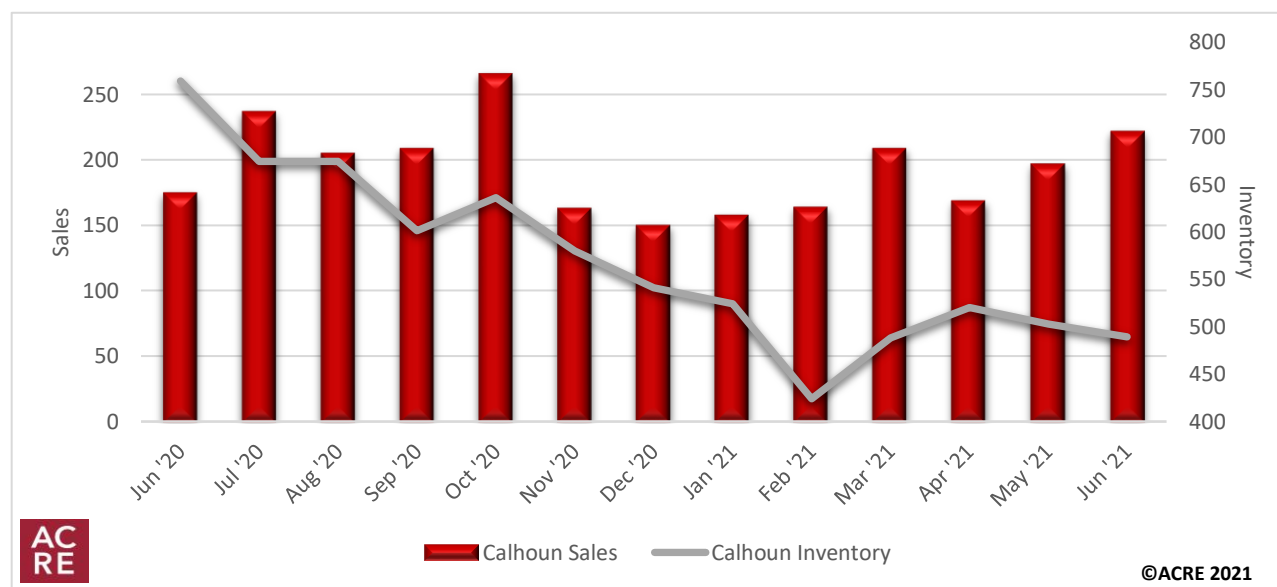
"June's 2.2 months of supply is 56.1% below the 5-Year average of 5.0 months. Calhoun County's inventory-to-sales ratio is 3.8 months below equilibrium, indicating a continued transition where seller's typically have elevated bargaining power."

**Historical I/S Ratio**

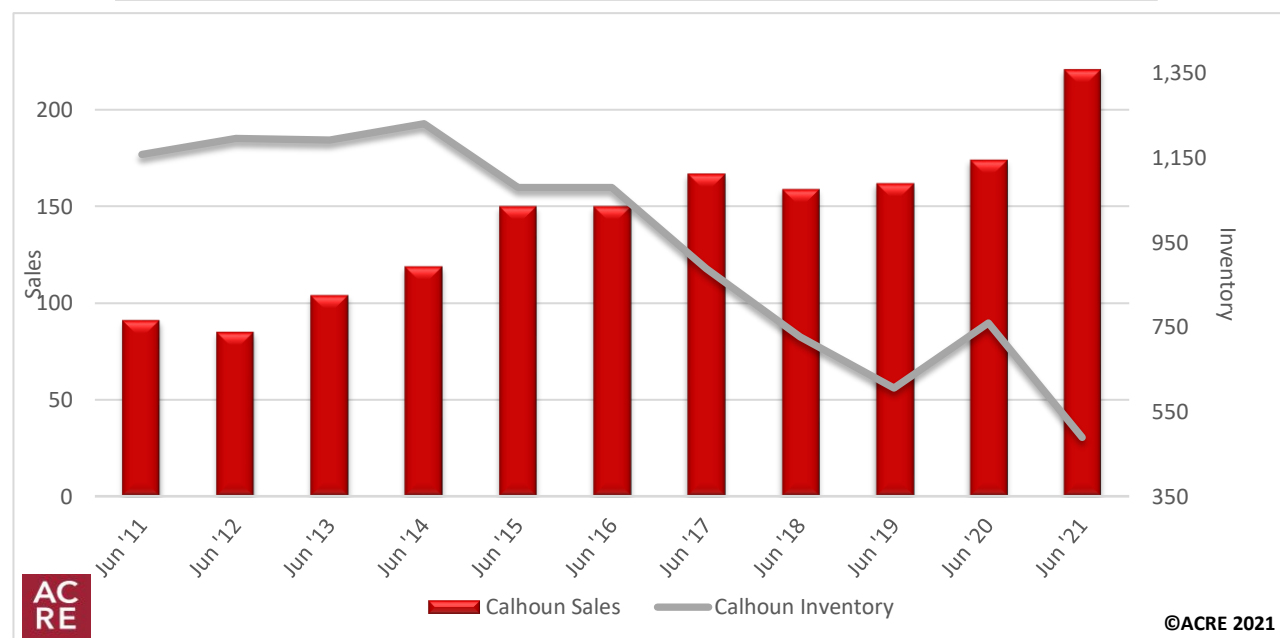
June	2020	<b>4.4</b>
June	2019	<b>3.7</b>
June	2018	<b>4.6</b>
June	2017	<b>5.3</b>
June	2016	<b>7.2</b>
<b>5-Year Avg:</b>		<b>5.0</b>
<b>3-Year Avg:</b>		<b>4.2</b>

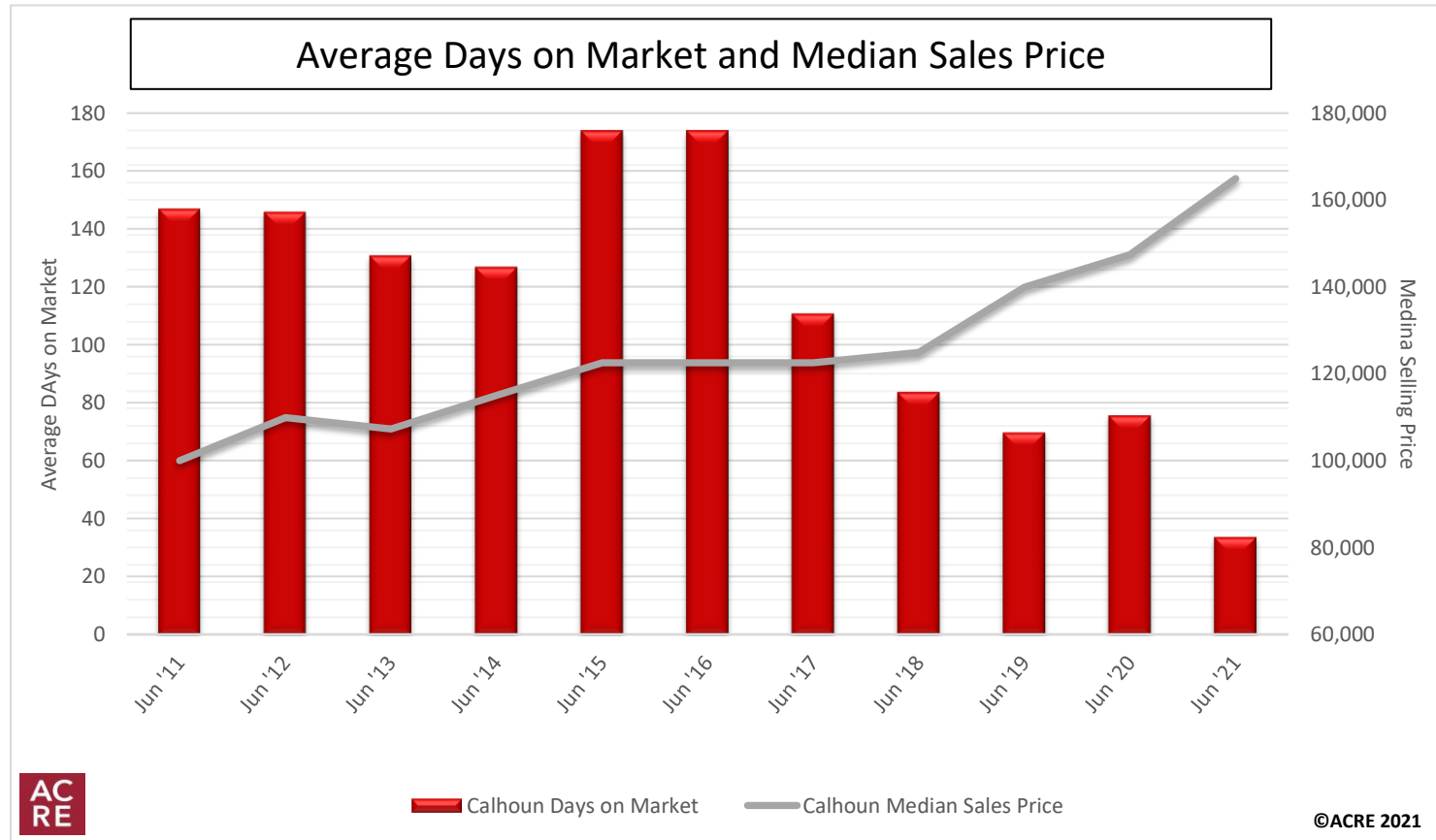
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Residential Sales for June 2021



Historical Residential Sales in June of Each Year





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