

Calhoun County Residential Report – December 2020

Monthly Indicators

Recent Figures

Trends

Total Residential Sales

Calhoun County residential sales for the current month totaled 149 units, representing a decrease of 0.7% when compared to one year ago.

Current Month

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

December	2020	149	
November	2020	162	-8.0%
December	2019	150	-0.7%
December	15-19	125	-8.0%

By Product Type (% of Total Sales)

	2020	2019
Existing SF:	132 (88%)	151 (91%)
Condo:	2 (0%)	1 (1%)
New Const:	15 (12%)	14 (8%)

vs. Peak

vs. Trough

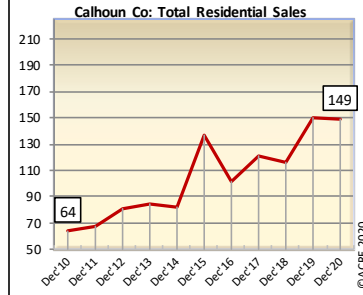
December	2020	149	19.0%
December	2010	64	-132.8%

Year to Date

vs. Prior Year

December	2020	2,153	
December	2019	1,903	13.1%

*Residential = existing single family, condo, & new construction



Graph: December 2010-2020
(By month)

ACRE Commentary

"Historical data indicates that December residential sales on average ('15-'19) decrease by 3.7% from November. This month's sales decreased by 8.0% from the prior month."

Historical Home Sales

December	2019	150
December	2018	116
December	2017	121
December	2016	102
December	2015	137
5- Year Avg:		122
3- Year Avg:		150

Median Sales Price

The median sales price in Calhoun County for the current month was \$154,700, an increase of 23.8% from one year ago.

Current Month

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

December	2020	154,700	
November	2020	160,000	-3.3%
December	2019	125,000	23.8%
December	15-19	129,680	19.3%

By Product Type (Y-O-Y Comparison)

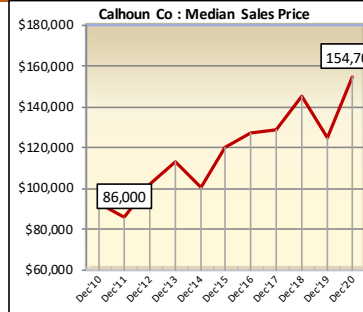
	2020	2019
Existing SF:	\$148,700	\$129,900
Condo:	\$179,900	\$186,900
New Const:	\$179,900	\$159,900

Year to Date

vs. Prior Year

December	2020	145,238	
December	2013	134,306	8.1%

Median Peak	December	2020	154,700	0.0%
Trough	December	2011	86,000	79.9%



Graph: December 2010-2020
(By month)

ACRE Commentary

"Historical data indicates that December median sales prices on average ('15-'19) increased by 5.4% from November. This month's median sales price decreased by 3.3% from the month prior."

Historical Median Selling Price

December	2019	125,000
December	2018	144,950
December	2017	129,000
December	2016	127,000
December	2015	119,900
5- Year Avg:		129,170
3- Year Avg:		132,983

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Average Sales Prices

The average sales price in Calhoun County for the current month was \$176,579, a 27.5% increase from one year ago.

By Product Type (Y-O-Y Comparison)

	2020	2019
Existing SF:	\$174,579	\$149,144
Condo:	\$179,900	\$186,900
New Const:	\$190,460	\$167,335

Current Month

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

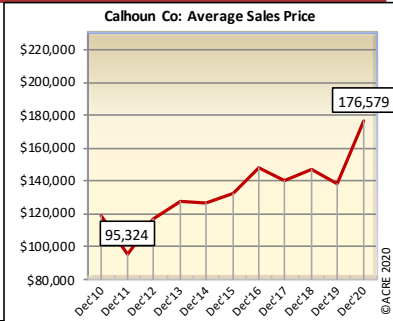
December	2020	176,579	
November	2020	197,474	-10.6%
December	2019	138,462	27.5%
December	15-'19	141,271	25.0%

Year to Date

vs. Prior Year

December	2020	166,754	
December	2019	148,673	12.2%

Average Peak	December	2020	176,579	0.0%
Trough	December	2011	95,324	85.2%



Graph: December 2010-2020
(By month)

ACRE Commentary

"Historical data indicates that December average sales prices on average ('15-'19) increase by 3.9% from November. The current month's average price decreased by 10.6% from the prior month."

Historical Average Selling Price

December	2019	138,462
December	2018	146,751
December	2017	140,311
December	2016	147,925
December	2015	132,904
5-Year Avg:		141,271
3-Year Avg:		141,841

Days on Market (DOM)

The average number of days on the market in November was 43, and was 65 days this time last year.

By Product Type (DOM Comparison)

	2020	2019
Existing SF:	46	57
Condo:	45	213
New Const:	45	60

Current Month

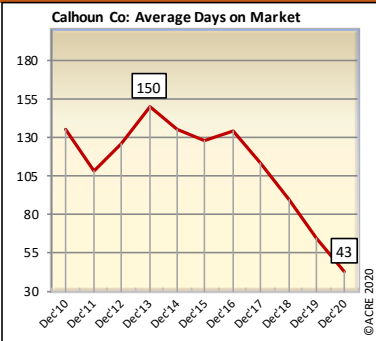
vs. Prior Month
vs. Last Year
vs. 5-Yr Avg

December	2020	43	
November	2020	55	-21.8%
December	2019	65	-33.8%
December	15-'19	106	-59.5%

Year to Date

vs. Prior Year

December	2020	63	
December	2019	74	-13.8%



Graph: December 2010-2020
(By month)

ACRE Commentary

"The 5-year DOM average ('15-'19) for the month of December is 106 days, which is 63 days above the current results. DOM is anticipated to remain within the current range (50-100 days) for the foreseeable future."

Historical Average DOM

December	2019	65
December	2018	90
December	2017	114
December	2016	134
December	2015	128
5-Year Avg:		106

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Total Units Listed for Sale

Calhoun County residential units available for sale in December decreased 7.4% when compared to the same period last year.

Current Month

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

December 2020	541	
November 2020	580	-6.7%
December 2019	584	-7.4%
December 15-19	866	-37.6%

By Product Type (Inv. Comparison)

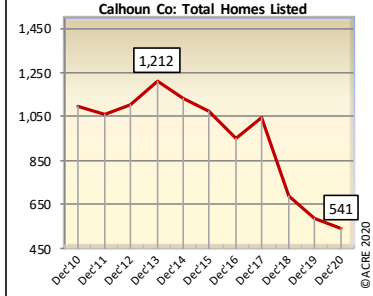
	2020	2019
Existing SF:	459	651
Condo:	2	1
New Const.:	80	68

Inventory Peak

December 2013	1,212	-55.4%
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Trough

December 2020	541	100.0%
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Graph: December 2010-2020
(By month)

ACRE Commentary

"Historical data indicates that inventory on average ('15-'19) increased 6.1% from November. The current month's inventory decreased 6.7% from last month's total of 580 homes."

Historical Total Units Listed

November 2019	584
November 2018	692
November 2017	1,045
November 2016	949
November 2015	1,077
5-Year Avg:	774
3-Year Avg:	774

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 3.6 months of supply, from 3.5 last month and down from 3.9 one year ago.

Current Month

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

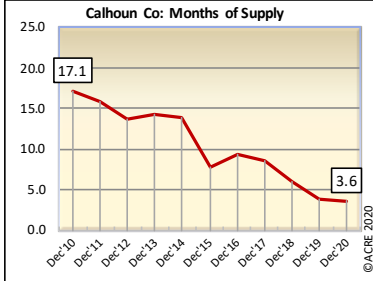
December 2020	3.6	
November 2020	3.5	2.9%
December 2019	3.9	-7.5%
December 15-19	7.1	-49.5%

I/S Ratio Peak

December 2010	17.1	-78.9%
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Trough

December 2020	3.6	0.0%
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Graph: December 2010-2020
(By month)

ACRE Commentary

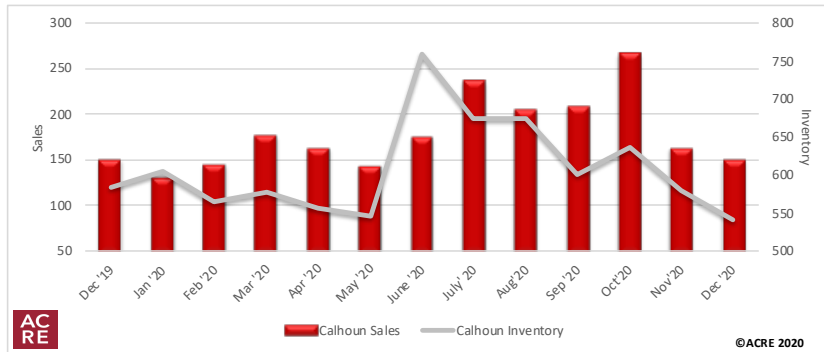
"December's 3.6 months of supply is 49.5% below the 5-Year average of 7.1 months. Calhoun County's inventory-to-sales ratio is 2.4 months below equilibrium, indicating a continued transition where seller's typically have elevated bargaining power."

Historical I/S Ratio

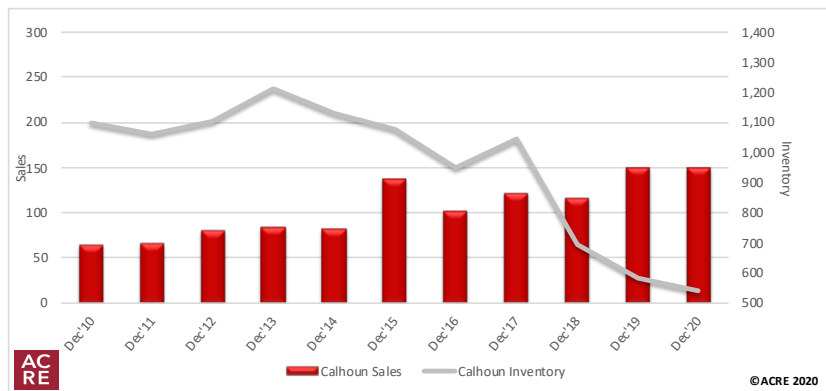
November 2019	3.9
November 2018	6.0
November 2017	8.6
November 2016	9.3
November 2015	7.9
5-Year Avg:	7.1
3-Year Avg:	6.2

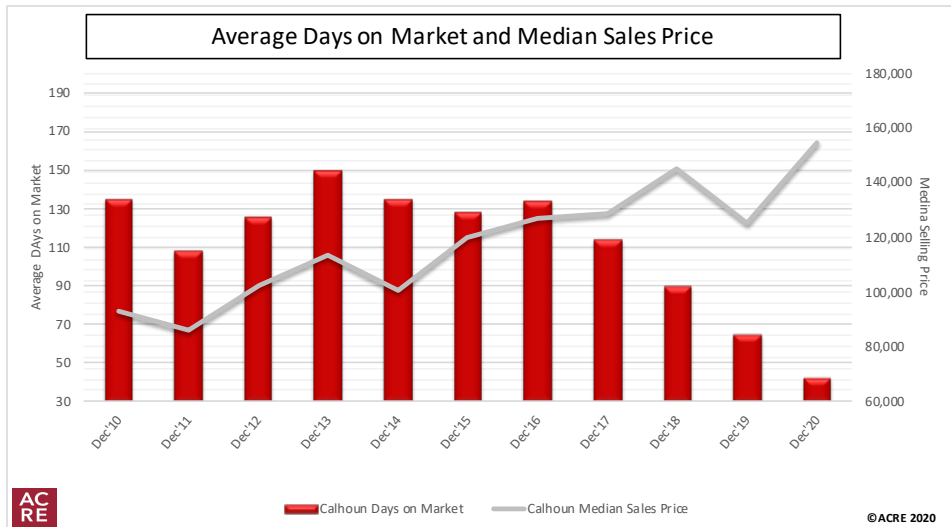
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Residential Sales for December 2020



Historical Residential Sales in December of Each Year





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