

## Wiregrass Residential Report – June 2021

### Monthly Indicators

### Recent Figures

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#### Total Residential Sales

Wiregrass residential sales for the current month totaled 156 units, representing an increase of 8.3% when compared to 144 units that were sold one year ago.

#### Current Month

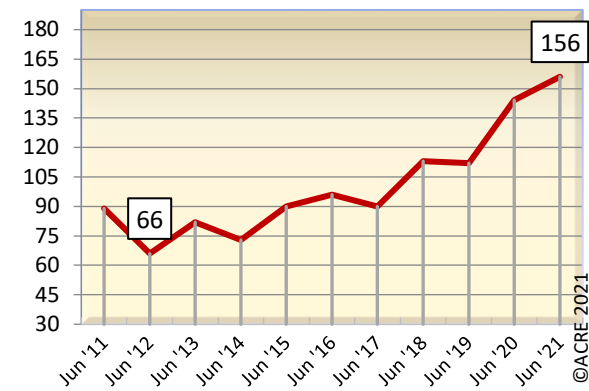
vs. Prior Month	June 2021	156	
vs. Last Year	May 2021	142	9.9%
vs. 5-Yr Avg	June 2020	144	8.3%
	June 16-'20	111	40.5%

vs. Peak	June 2021	156	0.0%
vs. Trough	June 2012	66	48.4%

#### Year to Date

vs. Prior Year	June 2021	687	24.2%
	June 2020	553	

Wiregrass: Total Residential Sales



Graph: June 2011 - 2021  
(By month)

#### ACRE Commentary

"Historical data indicates that the current month's sales on average ('16-'20) increases from the prior month by 6.7%. The current month's sales increases 9.9% from the prior month."

#### Historical Home Sales

June 2020	144
June 2019	112
June 2018	113
June 2017	90
June 2016	96
<b>5- Year Avg:</b>	<b>111</b>
<b>3- Year Avg:</b>	<b>123</b>

#### Median Sales Price

The median sales price in Wiregrass for the current month was \$184,750, a 11.3% increase from \$166,000 the median sales price one year ago.

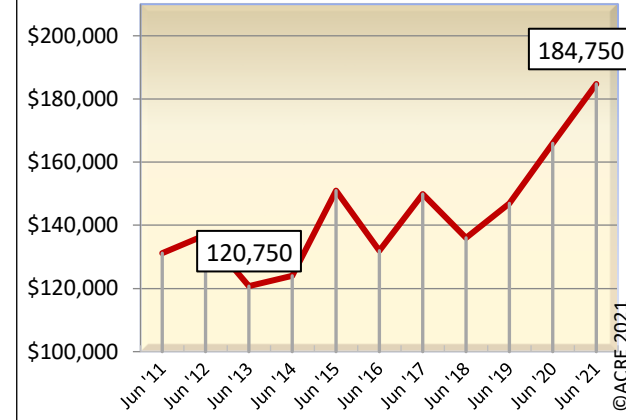
#### Current Month

vs. Prior Month	June 2021	184,750	
vs. Last Year	May 2021	181,500	1.8%
vs. 5-Yr Avg	June 2020	166,000	11.3%
	June 16-'20	146,190	26.4%

vs. Peak	June 2020	176,765	
vs. Prior Year	June 2016	154,500	14.4%

Median Peak	June 2021	184,750	0.0%
Trough	June 2013	120,750	53.0%

Wiregrass: Median Sales Price



Graph: June 2011 - 2021  
(By month)

#### ACRE Commentary

"Historical data indicates that median sales prices for the current month on average ('16-'20) increased by 11.9% from the prior month. The current median price increased by 1.8% from the prior month."

#### Historical Median Selling Price

June 2020	166,000
June 2019	147,000
June 2018	136,000
June 2017	149,950
June 2016	132,000
<b>5- Year Avg:</b>	<b>146,190</b>
<b>3- Year Avg:</b>	<b>149,667</b>

**Monthly Indicators**

**Recent Figures**

**Trends**

**Average Sales Prices**

The average sales price in Wiregrass for the current month was \$202,339 a 14.1% increase from \$177,267 the average sales price one year ago.

**Current Month**

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

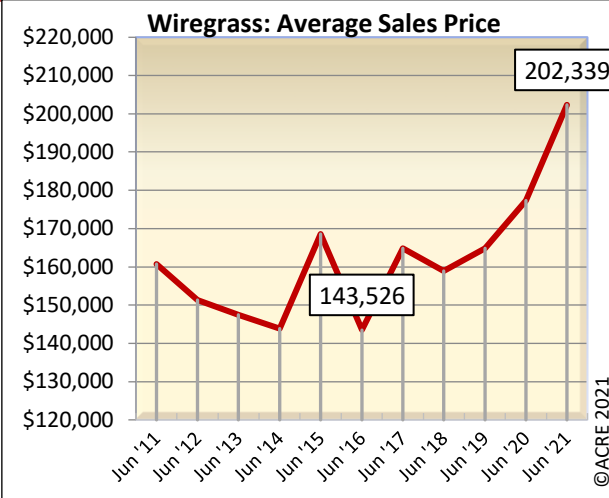
**Year to Date**

vs. Prior Year

**Average Peak**

**Trough**

June	2021	<b>202,339</b>	
May	2021	<b>200,157</b>	<b>1.1%</b>
June	2020	<b>177,267</b>	<b>14.1%</b>
June	16-'20	<b>161,858</b>	<b>25.0%</b>
June	2021	<b>201,525</b>	
June	2019	<b>164,600</b>	<b>22.4%</b>
June	2021	<b>202,339</b>	<b>0.0%</b>
June	2016	<b>143,526</b>	<b>41.0%</b>



**ACRE Commentary**

“Historical data ('16-'20) indicates that for the current month average sales prices increases 6.5% from the prior month. The average price for the current month increased by 1.1% from the prior month.”

**Historical Average Selling Price**

June	2020	<b>177,267</b>
June	2019	<b>164,817</b>
June	2018	<b>158,894</b>
June	2017	<b>164,788</b>
June	2016	<b>143,526</b>
<b>5-Year Avg:</b>		<b>161,858</b>
<b>3-Year Avg:</b>		<b>166,993</b>

Graph: June 2011 - 2021  
(By month)

**Days on Market (DOM)**

The average number of days on the market for the current month was 51 representing a decrease of 32.9% from 76 days on market one year ago.

**Current Month**

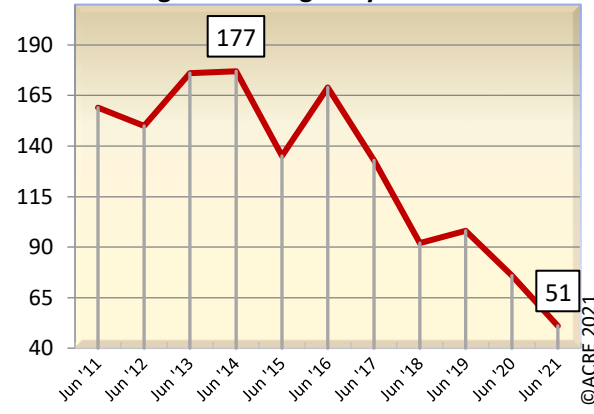
vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

**Year to Date**

vs. Prior Year

June	2021	<b>51</b>	
May	2021	<b>76</b>	<b>-32.9%</b>
June	2020	<b>76</b>	<b>-32.9%</b>
June	16-'20	<b>114</b>	<b>-55.1%</b>
June	2021	<b>71</b>	
June	2020	<b>93</b>	<b>-23.7%</b>

**Wiregrass: Average Days on Market**



**ACRE Commentary**

“The 5-year DOM average ('16-'20) for the current month is 114 days, which is 63 days above the current month. DOM is anticipated to remain within the current range (25-75 days) for the foreseeable future.”

**Historical Average DOM**

June	2020	<b>76</b>
June	2019	<b>98</b>
June	2018	<b>92</b>
June	2017	<b>133</b>
June	2016	<b>169</b>
<b>5-Year Avg:</b>		<b>114</b>

Graph: June 2011 - 2021  
(By month)

**Monthly Indicators**

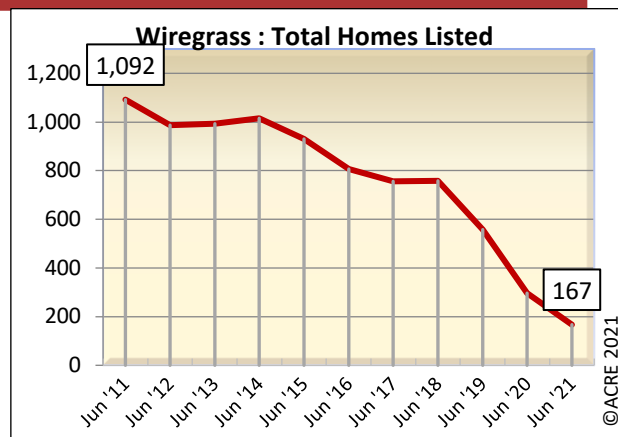
**Recent Figures**

**Trends**

<b>Total Homes Listed for Sale</b>	<b>Current Month</b>	June 2021	167		
Wiregrass residential units available for sale this month decreased by <b>129 units</b> when compared to the same period last year.	vs. Prior Month	May 2021	149	12.1%	
	vs. Last Year	June 2020	296	-43.6%	
	vs. 5-Yr Avg	June 15-'19	635	-73.7%	
	<b>Inventory Peak</b>	June 2011	1,092	-84.7%	
	<b>Trough</b>	June 2021	167	0.0%	

<b>ACRE Commentary</b>	<b>Historical Total Homes Listed</b>	
"Historical data indicates that on average ('16-'20) the inventory for the current month decreased by 20.8% from the prior month. Inventory for the current month increases 12.1% from the prior month."	June 2020	296
	June 2019	558
	June 2018	758
	June 2017	756
	June 2016	806
	<b>5-Year Avg:</b>	<b>635</b>

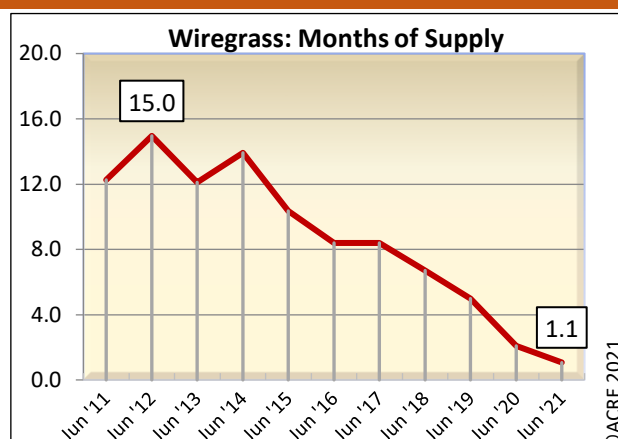


Graph: June 2011 - 2021  
(By month)

<b>Inventory-to-Sales Ratio</b>	<b>Current Month</b>	June 2021	1.1		
The inventory for sale divided by the current monthly sales volume equals <b>the # of months of supply</b> (Market considered to be in balance at approximately 6 months).  Wiregrass currently has 1.1 months of supply, down from 2.1 months one year ago.	vs. Prior Month	May 2021	1.0	2.0%	
	vs. Last Year	June 2020	2.1	-49.0%	
	vs. 5-Yr Avg	June 16-'20	6.1	-82.5%	
	<b>I/S Ratio Peak</b>	June 2012	15.0	-92.9%	
	<b>Trough</b>	June 2021	1.1	-3%	

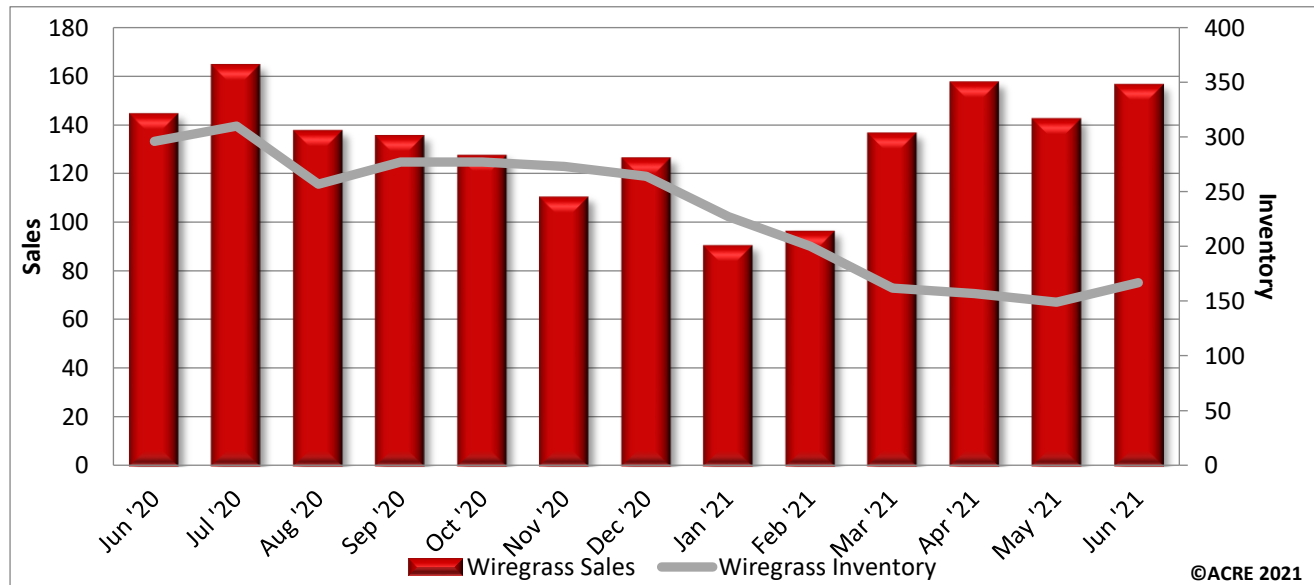
<b>ACRE Commentary</b>	<b>Historical I/S Ratio</b>	
"The current month's 1.1 months of supply is 82.5% below the 5-Year Average of 6.1 months. The Wiregrass's inventory-to-sales ratio is 4.9 months below equilibrium, indicating a transition where sellers typically have slightly elevated bargaining power."	June 2020	2.1
	June 2019	5.0
	June 2018	6.7
	June 2017	8.4
	June 2016	8.4
	<b>5-Year Avg:</b>	<b>6.1</b>
<b>3- Year Avg:</b>	<b>4.6</b>	



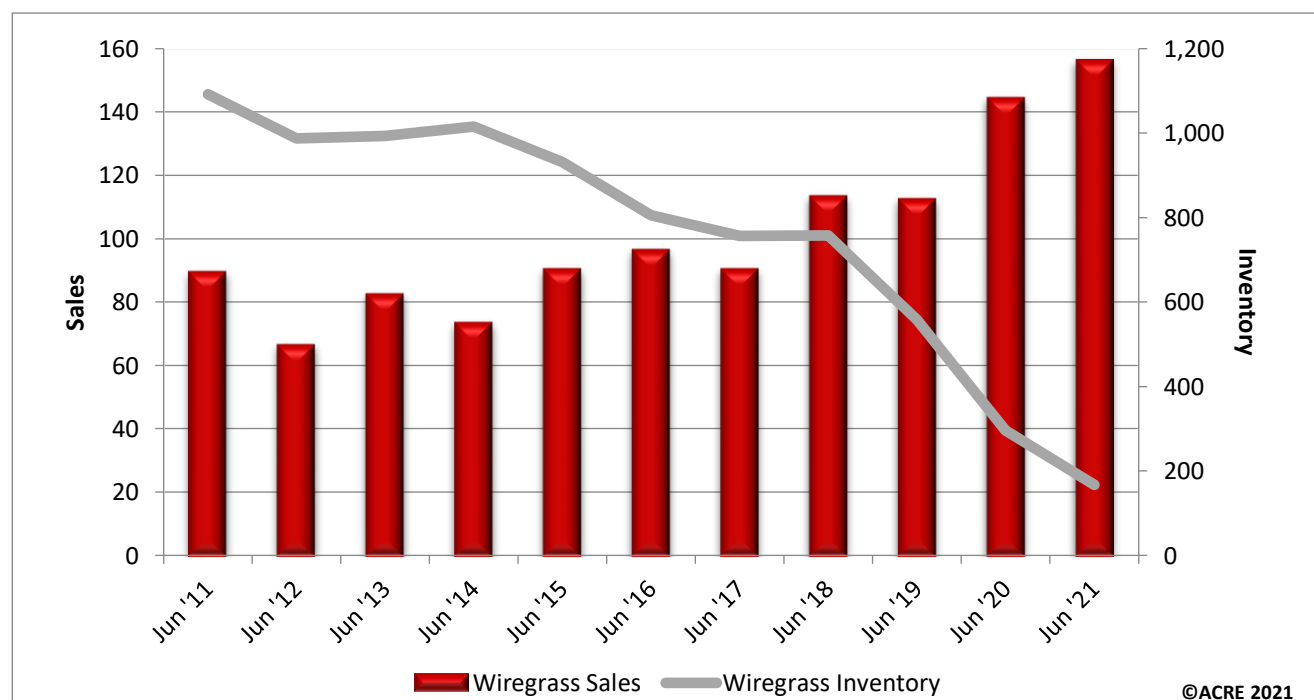
Graph: June 2011 - 2021  
(By month)

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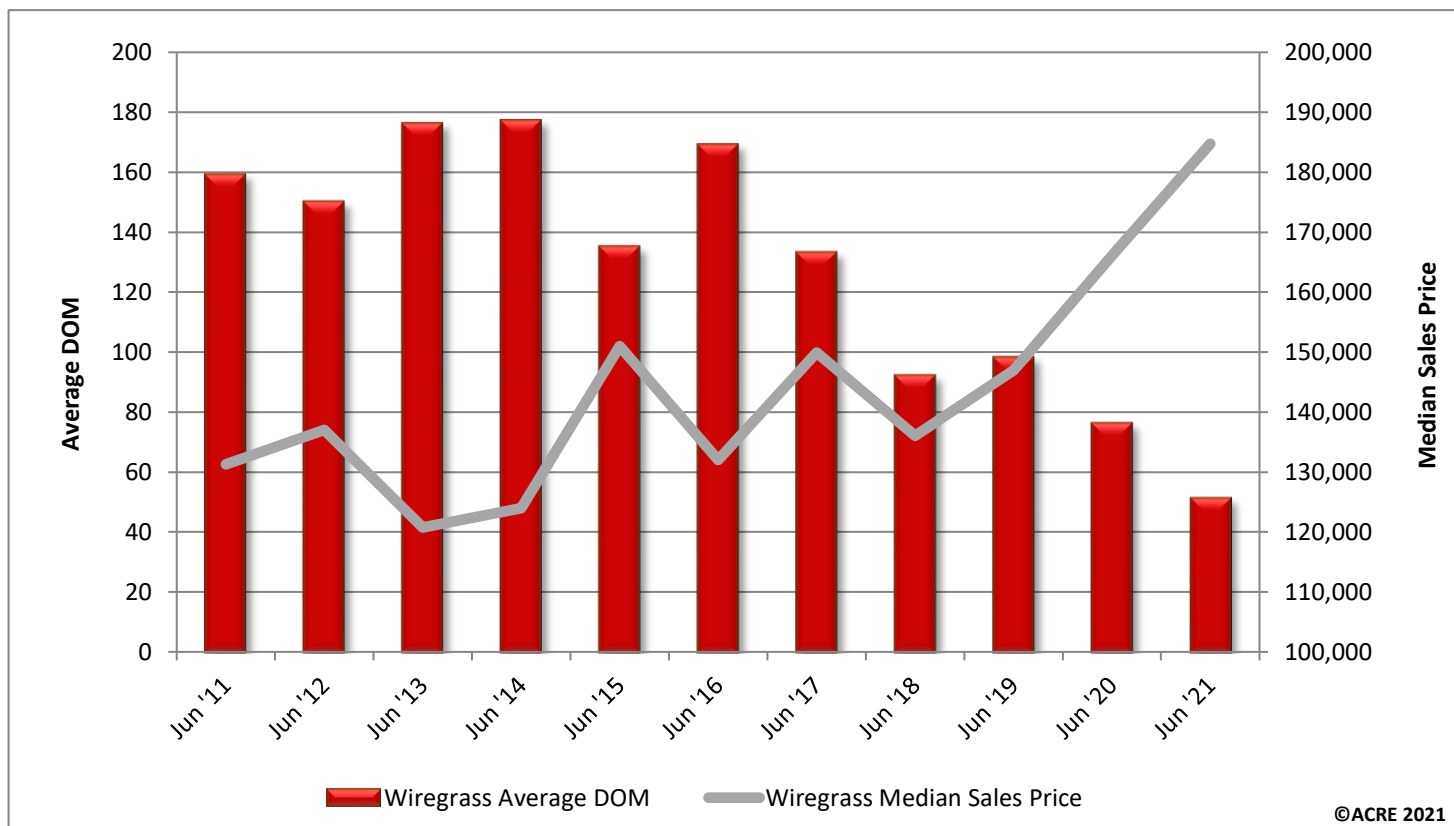
Residential Sales and Inventory



Historical Residential Sales and Inventory



**Average Days on Market and Median Sales Price**



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