

Tuscaloosa Residential Q2 Report - 2018

Quarterly Indicators

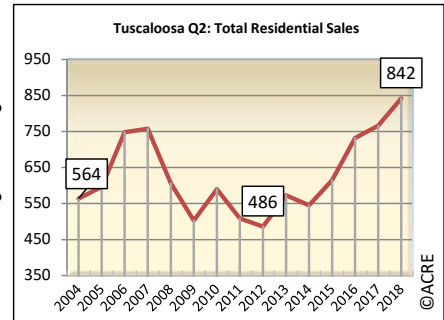
Recent Figures

Trends

Total Residential Sales

Tuscaloosa residential sales for the second quarter of 2018 totaled 842 units, representing an increase of 76 transactions when compared to 766 units that were sold in the second quarter of 2017.

Current Quarter	Q2 2018	842	
vs. Last Year	Q2 2017	766	9.9%
vs. 5-Yr Avg	Q2 13-'17	646	30.3%
vs. Peak	Q2 2018	842	0.0%
vs. Trough	Q2 2012	486	73.3%



Graph: Q2: 2004 - 2018
(By quarter)

ACRE Commentary

"Compared to historical data, second quarter sales are 19.6 percent above the 3-year quarterly average and 30.3 percent above the 5-year quarterly average."

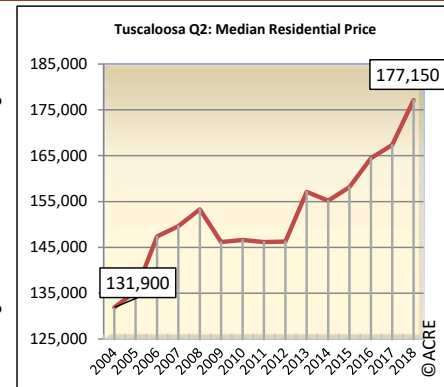
Historical Home Sales

Q2 2017	766
Q2 2016	732
Q2 2015	615
Q2 2014	545
Q2 2013	573
5- Year Avg:	646
3- Year Avg:	704

Median Sales Price

The median sales price in Tuscaloosa for the second quarter of 2018 was \$177,150, a 5.8 percent increase from the second quarter of 2017's median sales price of \$167,381.

Current Quarter	Q2 2018	177,150	
vs. Last Year	Q2 2017	167,381	5.8%
vs. 5-Yr Avg	Q2 13-'17	160,465	10.4%
Median Peak	Q2 2018	177,150	0.0%
Trough	Q2 2004	131,900	34.3%



Graph: Q2: 2004 - 2018
(By quarter)

ACRE Commentary

"Compared to historical data to the right, the second quarter median sales price is 8.5 percent above the 3-year quarterly average and 10.4 percent above the 5-year quarterly average."

Historical Median Selling Price

Q2 2017	167,381
Q2 2016	164,483
Q2 2015	158,167
Q2 2014	155,192
Q2 2013	157,100
5- Year Avg:	160,465
3- Year Avg:	163,343



Quarterly Indicators

Recent Figures

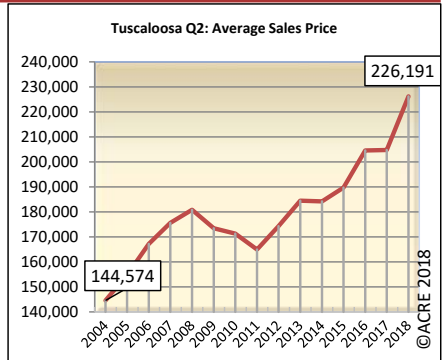
Trends

Average Sales Prices

The average sales price in Tuscaloosa for the second quarter of 2018 was \$226,191, a 10.5 percent increase from the second quarter of 2017's average sales price of \$204,759.

<u>Current Quarter</u>		Q2	2018	226,191	
vs. Last Year		Q2	2017	204,759	10.5%
vs. 5-Yr Avg		Q2	13-'17	193,531	16.9%

Average Peak		Q2	2018	226,191	0.0%
Trough		Q2	2004	144,574	56.5%



ACRE Commentary

"Compared to historical data to the right, the second quarter average price is 13.3 percent above the 3-year quarterly average and 16.9 percent above the 5-year quarterly average."

Historical Average Selling Price

Q2	2017	204,759
Q2	2016	204,525
Q2	2015	189,749
Q2	2014	184,186
Q2	2013	184,436

5-Year Avg:	193,531
3-Year Avg:	199,678

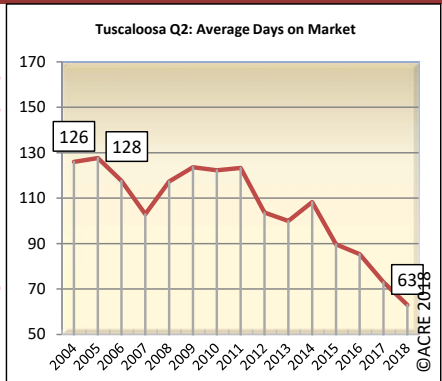
Graph: Q2: 2004 - 2018
(By quarter)

Days on Market (DOM)

The average number of days on the market in the second quarter of 2018 was 63, representing a decrease of 13.7 percent from 73 days on market in the second quarter of 2017.

<u>Current Quarter</u>		Q2	2018	63	
vs. Last Year		Q2	2017	73	-13.7%
vs. 5-Yr Avg		Q2	13-'17	91	-31.0%

DOM Peak		Q2	2005	128	-50.8%
Trough		Q2	2018	63	0.0%



Graph: Q2: 2004 - 2018
(By quarter)

ACRE Commentary

"The 5-year DOM average ('13-'17) for the second quarter is 91 days, 28 days higher than current results. Compared to historical data to the right, the first quarter average DOM is 31 percent below the 5-year quarterly average, and 24 percent below the 3-year quarterly average."

Historical Average DOM

Q2	2017	73
Q2	2016	85
Q2	2015	90
Q2	2014	108
Q2	2013	100

5-Year Avg:	91
3-Year Avg:	83



Quarterly Indicators

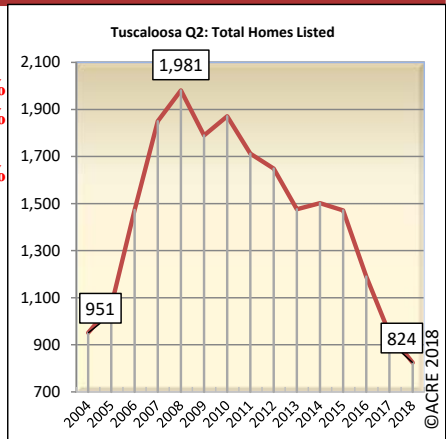
Recent Figures

Trends

Total Homes Listed for Sale

Tuscaloosa residential units available for sale in the second quarter of 2018 decreased by **124 units**, when compared to the same period last year.

Current Quarter	Q2	2018	824	
vs. Last Year	Q2	2017	948	-13.0%
vs. 5-Yr Avg	Q2	13-'17	1,318	-37.5%
Inventory Peak	Q2	2008	1,981	-58.4%
Trough	Q2	2018	824	0.0%



Graph: Q2: 2004 - 2018
(By quarter)

ACRE Commentary

"The 5-year inventory average ('13-'17) for the second quarter is 1,318 units, 494 units higher than current results. Compared to historical data to the right, the number of homes listed for sale is 37.5 percent below the 5-year quarterly average, and 31.5 percent below the 3-year quarterly average."

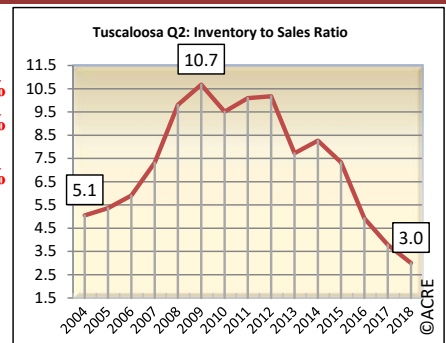
Historical Total Homes Listed

Q2	2017	948
Q2	2016	1,191
Q2	2015	1,471
Q2	2014	1,502
Q2	2013	1,476
5-Year Avg:		1,318
3-Year Avg:		1,203

Inventory-to-Sales Ratio

Definition: The quarterly average of inventory for sale divided by the current quarterly sales average equals the # of months of supply (Market considered to be in balance at approximately 6 months).

Current Quarter	Q2	2018	3.0	
vs. Last Year	Q2	2017	3.8	-20.7%
vs. 5-Yr Avg	Q2	13-'17	6.4	-53.1%
I/S Ratio Peak	Q2	2009	10.7	-71.9%
Trough	Q2	2018	3.0	0.1%



Graph: Q2: 2004 - 2018
(By quarter)

ACRE Commentary

"Compared to historical data to the right, the second quarter average months of supply is 43.4 percent below the 3-year quarterly average and 53.1 percent below the 5-year quarterly average."

Historical I/S Ratio

Q2	2017	3.8
Q2	2016	4.9
Q2	2015	7.3
Q2	2014	8.3
Q2	2013	7.7
5-Year Avg:		6.4
3-Year Avg:		5.3

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.

