

## Tuscaloosa Residential Q1 Report - 2019

### Quarterly Indicators

### Recent Figures

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#### Total Residential Sales

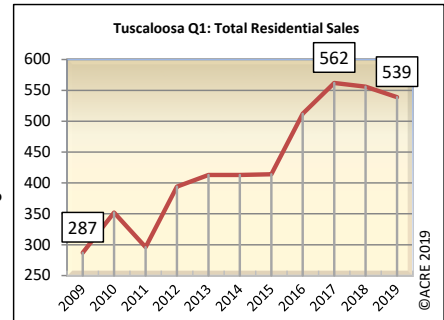
Tuscaloosa residential sales for the first quarter of 2019 totaled 539 units, representing a decrease of 17 transactions when compared to 556 units that were sold in the first quarter of 2018.

#### Current Quarter

vs. Last Year  
vs. 5-Yr Avg

vs. Peak  
vs. Trough

Q1	2019	539	
Q1	2018	556	-3.1%
Q1	14-'18	491	9.7%
Q1	2017	562	-4.1%
Q1	2009	287	87.8%



#### ACRE Commentary

"Compared to historical data, first quarter sales are 0.7 percent below the 3-year quarterly average and 9.7 percent above the 5-year quarterly average."

#### Historical Home Sales

Q1	2018	556
Q1	2017	562
Q1	2016	512
Q1	2015	414
Q1	2014	413

5- Year Avg: 491

3- Year Avg: 543

Graph: Q1: 2009 - 2019  
(By quarter)

#### Median Sales Price

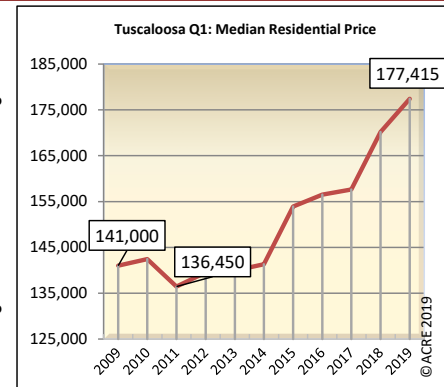
The median sales price in Tuscaloosa for the first quarter of 2019 was \$177,415, a 4.3 percent increase from the first quarter of 2018's median sales price of \$170,167.

#### Current Quarter

vs. Last Year  
vs. 5-Yr Avg

Median Peak  
Trough

Q1	2019	177,415	
Q1	2018	170,167	4.3%
Q1	14-'18	155,914	13.8%
Q1	2019	177,415	0.0%
Q1	2011	136,450	30.0%



#### ACRE Commentary

"Compared to historical data to the right, the first quarter median sales price is 9.9 percent above the 3-year quarterly average and 13.8 percent above the 5-year quarterly average."

#### Historical Median Selling Price

Q1	2018	170,167
Q1	2017	157,654
Q1	2016	156,500
Q1	2015	153,933
Q1	2014	141,317

5- Year Avg: 155,914

3- Year Avg: 161,440

Graph: Q1: 2009 - 2019  
(By quarter)



**Quarterly Indicators**

**Recent Figures**

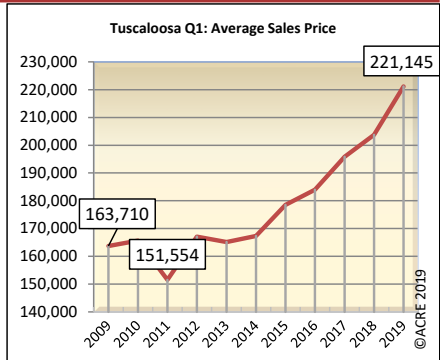
**Trends**

**Average Sales Prices**

The average sales price in Tuscaloosa for the first quarter of 2019 was \$221,145, an 8.5 percent increase from the first quarter of 2018's average sales price of \$203,753.

<b>Current Quarter</b>	Q1	2019	<b>221,145</b>	
vs. Last Year	Q1	2018	<b>203,753</b>	<b>8.5%</b>
vs. 5-Yr Avg	Q1	14-'18	<b>185,883</b>	<b>19.0%</b>

<b>Average Peak</b>	Q1	2019	<b>221,145</b>	<b>0.0%</b>
<b>Trough</b>	Q1	2011	<b>151,554</b>	<b>45.9%</b>



**ACRE Commentary**

"Compared to historical data to the right, the first quarter average price is 13.7 percent above the 3-year quarterly average and 19.0 percent above the 5-year quarterly average."

**Historical Average Selling Price**

Q1	2018	<b>203,753</b>
Q1	2017	<b>195,808</b>
Q1	2016	<b>184,008</b>
Q1	2015	<b>178,552</b>
Q1	2014	<b>167,295</b>

<b>5-Year Avg:</b>	<b>185,883</b>
<b>3-Year Avg:</b>	<b>194,523</b>

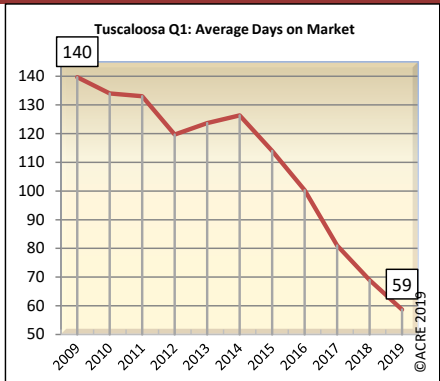
Graph: Q1: 2009 - 2019  
(By quarter)

**Days on Market (DOM)**

The average number of days on the market in the first quarter of 2019 was 59, representing a decrease of 10 days from one year ago.

<b>Current Quarter</b>	Q1	2019	<b>59</b>	
vs. Last Year	Q1	2018	<b>69</b>	<b>-15.0%</b>
vs. 5-Yr Avg	Q1	14-'18	<b>98</b>	<b>-40.2%</b>

<b>DOM Peak</b>	Q1	2009	<b>140</b>	<b>-58.1%</b>
<b>Trough</b>	Q1	2019	<b>59</b>	<b>-0.6%</b>



**ACRE Commentary**

"The 5-year DOM average ('13-'17) for the first quarter is 98 days, 39 days higher than current results. Compared to historical data to the right, the first quarter average DOM is 40.2 percent below the 5-year quarterly average, and 28.9 percent below the 3-year quarterly average."

**Historical Average DOM**

Q1	2018	<b>69</b>
Q1	2017	<b>81</b>
Q1	2016	<b>100</b>
Q1	2015	<b>114</b>
Q1	2014	<b>126</b>

<b>5-Year Avg:</b>	<b>98</b>
<b>3-Year Avg:</b>	<b>83</b>

Graph: Q1: 2009 - 2019  
(By quarter)



**Quarterly Indicators**

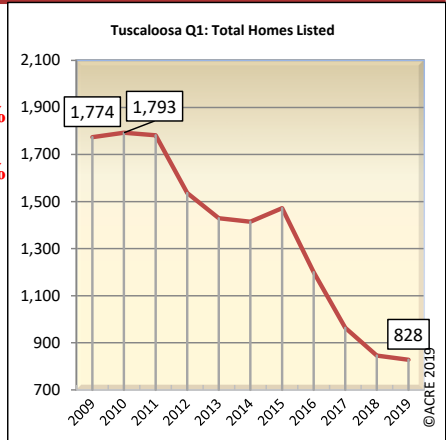
**Recent Figures**

**Trends**

**Total Homes Listed for Sale**

Tuscaloosa residential units available for sale in the first quarter of 2019 decreased by **18 units**, when compared to the same period last year.

<b>Current Quarter</b>	Q1	2019	<b>828</b>	
vs. Last Year	Q1	2018	<b>846</b>	<b>-2.1%</b>
vs. 5-Yr Avg	Q1	14-'18	<b>1,179</b>	<b>-29.8%</b>
<b>Inventory Peak</b>	Q1	2010	<b>1,793</b>	<b>-53.8%</b>
<b>Trough</b>	Q1	2019	<b>828</b>	<b>0.0%</b>



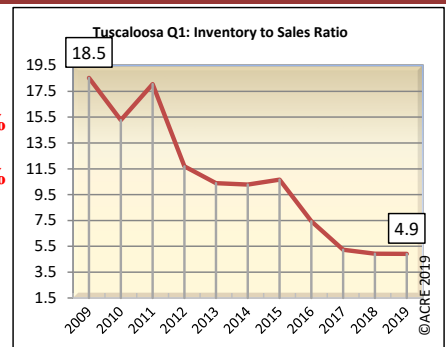
**Graph: Q1: 2009 - 2019**  
(By quarter)

<b>ACRE Commentary</b>	<b>Historical Total Homes Listed</b>
"The 5-year inventory average ('13-'17) for the first quarter is 1,179 units, 351 units higher than current results. Compared to historical data to the right, the number of homes listed for sale is 29.8 percent below the 5-year quarterly average, and 17.4 percent below the 3-year quarterly average."	Q1 2018 <b>846</b>
	Q1 2017 <b>964</b>
	Q1 2016 <b>1,200</b>
	Q1 2015 <b>1,472</b>
	Q1 2014 <b>1,415</b>
	<b>5-Year Avg: 1,179</b>
	<b>3-Year Avg: 1,003</b>

**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).

<b>Current Quarter</b>	Q1	2019	<b>4.9</b>	
vs. Last Year	Q1	2018	<b>4.9</b>	<b>-0.2%</b>
vs. 5-Yr Avg	Q1	14-'18	<b>7.7</b>	<b>-36.3%</b>
<b>I/S Ratio Peak</b>	Q1	2009	<b>18.5</b>	<b>-73.4%</b>
<b>Trough</b>	Q1	2019	<b>4.9</b>	<b>0.3%</b>



**Graph: Q1: 2009 - 2019**  
(By quarter)

<b>ACRE Commentary</b>	<b>Historical I/S Ratio</b>
"Compared to historical data to the right, the first quarter average months of supply is 16.9 percent below the 3-year quarterly average and 36.3 percent below the 5-year quarterly average."	Q1 2018 <b>4.9</b>
	Q1 2017 <b>5.2</b>
	Q1 2016 <b>7.4</b>
	Q1 2015 <b>10.7</b>
	Q1 2014 <b>10.3</b>
	<b>5-Year Avg: 7.7</b>
	<b>3- Year Avg: 5.9</b>

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