

Calhoun County Residential 2nd Quarter Report - 2021

Quarterly Indicators

Recent Figures

Trends

Total Residential Sales

Calhoun County residential sales for the second quarter of 2021 totaled 585 units, representing an increase of **107 transactions** when compared to 478 units that were sold in the second quarter of 2020.

Current Quarter

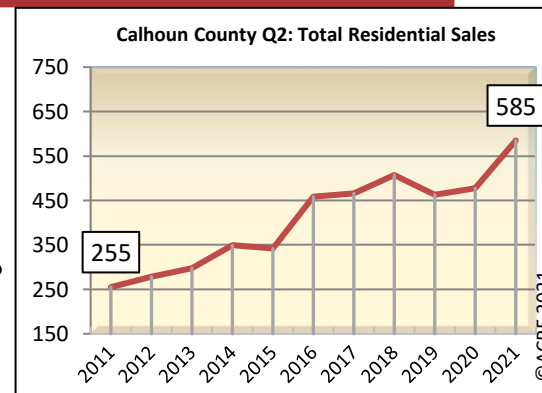
vs. Last Year

vs. 5-Yr Avg

vs. Peak

vs. Trough

Q2	2021	585	
Q2	2020	478	22.4%
Q2	16-'20	474	23.3%
Q2	2021	585	0.0%
Q2	2011	255	129.4%



ACRE Commentary

"Compared to historical data, second quarter sales are 21.1% above the 3-year quarterly average and 23.3% above the 5-year quarterly average."

Historical Home Sales

Q2	2020	478
Q2	2019	463
Q2	2018	507
Q2	2017	466
Q2	2016	458

5- Year Avg: 474

3- Year Avg: 483

Graph: Q2 2011 - 2021
(By quarter)

Median Sales Price

The median sales price in Calhoun County for the second quarter of 2021 was \$158,700, an increase of 8.9% from the second quarter of 2020's median sales price of \$145,750.

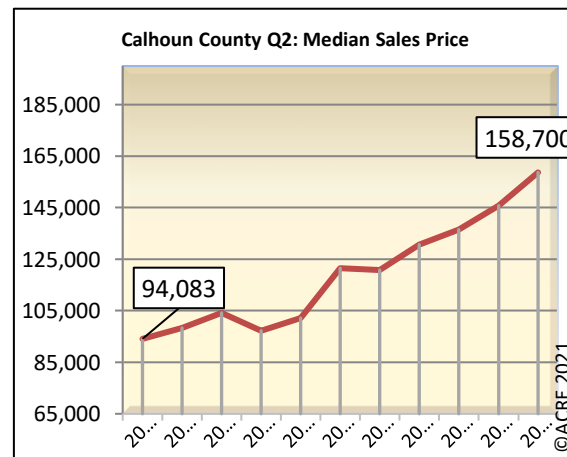
Current Quarter

vs. Last Year

vs. 5-Yr Avg

Median **Peak**
Trough

Q2	2021	158,700	
Q2	2020	145,750	8.9%
Q2	16-'20	131,057	21.1%
Q2	2021	158,700	0.0%
Q2	2011	94,083	68.7%



ACRE Commentary

"Compared to historical data to the right, the second quarter median price is 15.3% above the 3-year quarterly average and 21.1% above the 5-year quarterly average."

Historical Median Selling Price

Q2	2020	145,750
Q2	2019	136,567
Q2	2018	130,600
Q2	2017	120,783
Q2	2016	121,583

5- Year Avg: 131,057

3- Year Avg: 137,639

Graph: Q2 2011 - 2021
(By quarter)



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Average Sales Prices

The average sales price in Calhoun County for the second quarter of 2021 was \$176,786, a 8.7% increase from the second quarter of 2020's average sales price of \$162,627.

Current Quarter

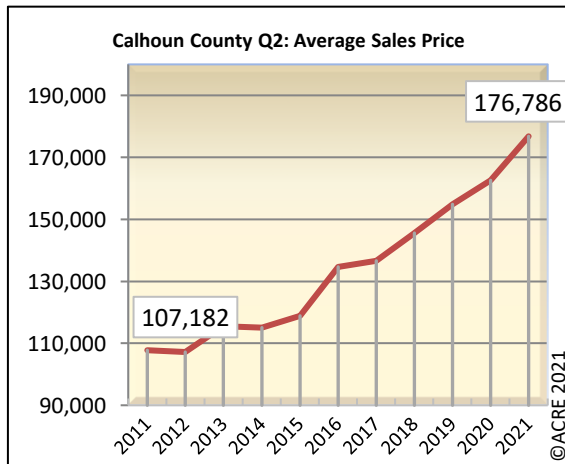
vs. Last Year

vs. 5-Yr Avg

Q2	2021	176,786	
Q2	2020	162,627	8.7%
Q2	16-'20	146,890	20.4%

Average **Peak**
Trough

Q2	2021	176,786	0.0%
Q2	2012	107,182	64.9%



Graph: Q2 2011 - 2021
(By quarter)

ACRE Commentary

"Compared to historical data to the right, the second quarter average sales price is 14.5% above the 3-year quarterly average and 20.4% above the 5-year quarterly average."

Historical Average Selling Price

Q2	2020	162,627
Q2	2019	154,874
Q2	2018	145,604
Q2	2017	136,630
Q2	2016	134,715

5-Year Avg:	146,890
3-Year Avg:	154,368

Days on Market (DOM)

The average number of days on the market in the second quarter of 2021 was 35, representing a decrease of 52.1% from 73 days on market in the second quarter of 2020.

Current Quarter

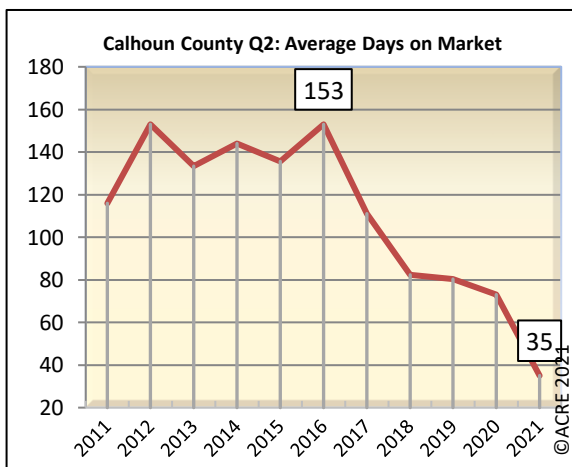
vs. Last Year

vs. 5-Yr Avg

Q2	2021	35	
Q2	2020	73	-52.1%
Q2	16-'20	100	-65.0%

DOM **Peak**
Trough

Q2	2016	153	-77.1%
Q2	2021	35	0.0%



Graph: Q2 2011 - 2021
(By quarter)

ACRE Commentary

"The 5-year DOM average ('16-'20) for the second quarter is 100 days, 65 days higher than the current results. Compared to historical data to the right, the second quarter DOM average is 65.0% below the 5-year quarterly average, and 55.7% below the 3-year quarterly average."

Historical Average DOM

Q2	2020	73
Q2	2019	80
Q2	2018	82
Q2	2017	111
Q2	2016	153

5-Year Avg:	100
3-Year Avg:	79



Quarterly Indicators

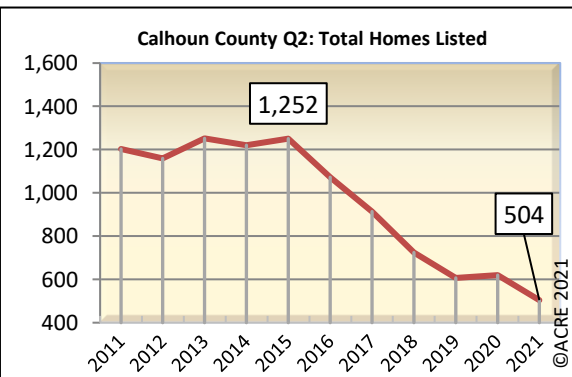
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Total Homes Listed for Sale

Calhoun County residential units available for sale in the second quarter of 2021 decreased by **116 units** when compared to the same period last year.

<u>Quarter</u>		Q2	2021	504	
vs. Last Year	Q2	2020	620	-18.7%	
vs. 5-Yr Avg	Q2	16-'20	787	-35.9%	
Inventory Peak	Q2	2015	1,252	-59.7%	
Trough	Q2	2021	504	0.0%	



Graph: Q2 2011 - 2021

(By quarter)

ACRE Commentary

"The 5-year inventory average ('16-'20) for the second quarter is 787 units, 283 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 35.9% below the 5-year quarterly average, and 22.5% below the 3-year quarterly average."

Historical Total Homes Listed

Q2	2020	620
Q2	2019	606
Q2	2018	723
Q2	2017	913
Q2	2016	1,072

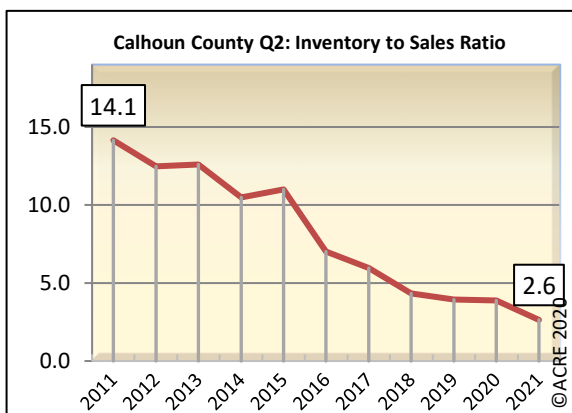
5-Year Avg: 787

3-Year Avg: 650

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).

<u>Quarter</u>		Q2	2021	2.6	
vs. Last Year	Q2	2020	3.9	-32.3%	
vs. 5-Yr Avg	Q2	16-'20	5.0	-47.6%	
I/S Ratio Peak	Q2	2011	14.1	-81.3%	
Trough	Q2	2021	2.6	1.3%	



Graph: Q2 2011 - 2021

(By quarter)

ACRE Commentary

"Compared to historical data to the right, the second quarter months of supply is 36.6% below the 3-year quarterly average and 47.6% below the 5-year quarterly average."

Historical I/S Ratio

Q2	2020	3.9
Q2	2019	3.9
Q2	2018	4.3
Q2	2017	6.0
Q2	2016	7.0

5-Year Avg: 5.0

3-Year Avg: 4.1

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