

Calhoun County Residential 3rd Quarter Report - 2020

Quarterly Indicators

Recent Figures

Trends

Total Residential Sales

Calhoun County residential sales for the third quarter of 2020 totaled 648 units, representing an increase of **100 transactions** when compared to 548 units that were sold in the third quarter of 2019.

Current Quarter

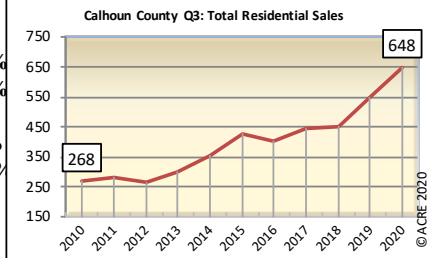
vs. Last Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

Q3	2020	648
Q3	2019	548
Q3	15-'19	454
Q3	2020	648
Q3	2010	268

18.2%
42.7%

0.0%
141.8%



Graph: Q3: 2010 - 2020
(By quarter)

ACRE Commentary

"Compared to historical data, third quarter sales are 35.0% above the 3-year quarterly average and 42.7% above the 5-year quarterly average."

Historical Home Sales

Q3	2019	548
Q3	2018	448
Q3	2017	443
Q3	2016	404
Q3	2015	427

5- Year Avg: 454
3- Year Avg: 480

Median Sales Price

The median sales price in Calhoun County for the third quarter of 2020 was \$151,567, an increase of 11.1% from the third quarter of 2019's median sales price of \$136,450.

Current Quarter

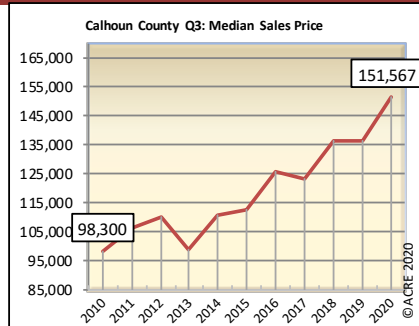
vs. Last Year
vs. 5-Yr Avg

Q3	2020	151,567
Q3	2019	136,450
Q3	15-'19	126,919

11.1%
19.4%

Median Peak
Trough

Q3	2020	151,567	0.0%
Q3	2010	98,300	54.2%



Graph: Q3: 2010 - 2020
(By quarter)

ACRE Commentary

"Compared to historical data to the right, the third quarter median price is 14.7% above the 3-year quarterly average and 19.4% above the 5-year quarterly average."

Historical Median Selling Price

Q3	2019	136,450
Q3	2018	136,267
Q3	2017	123,463
Q3	2016	125,817
Q3	2015	112,600

5- Year Avg: 126,919
3- Year Avg: 132,060



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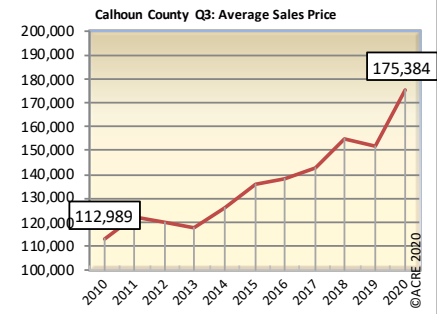
Average Sales Prices

The average sales price in Calhoun County for the third quarter of 2020 was \$175,384, a 15.6% increase from the third quarter of 2019's average sales price of \$151,704.

Current Quarter

vs. Last Year Q3 2020 **175,384** **15.6%**
vs. 5-Yr Avg Q3 14-'18 **144,806** **21.1%**

Average Peak Q3 2020 **175,384** **0.0%**
Trough Q3 2010 **112,989** **55.2%**



Graph: Q3: 2010 - 2020
(By quarter)

ACRE Commentary

"Compared to historical data to the right, the third quarter average sales price is 17.0% above the 3-year quarterly average and 21.1% above the 5-year quarterly average."

Historical Average Selling Price

Q3 2019	151,702
Q3 2018	155,217
Q3 2017	142,909
Q3 2016	138,481
Q3 2015	135,721

5-Year Avg: **144,806**
3-Year Avg: **149,943**

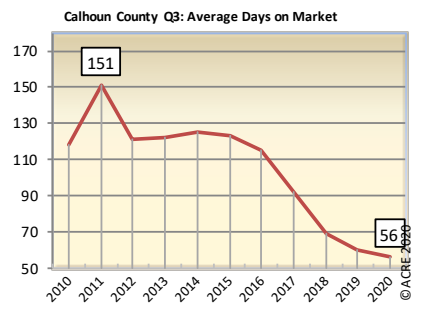
Days on Market (DOM)

The average number of days on the market in the third quarter of 2020 was 56, representing a decrease of 6.6% from 60 days on market in the third quarter of 2019.

Current Quarter

vs. Last Year Q3 2020 **56** **-6.6%**
vs. 5-Yr Avg Q3 15-'19 **92** **-38.8%**

DOM Peak Q3 2011 **151** **-62.7%**
Trough Q3 2020 **56** **0.6%**



Graph: Q3: 2010 - 2020
(By quarter)

ACRE Commentary

"The 5-year DOM average ('15-'19) for the third quarter is 104 days, 48 days higher than the current results. Compared to historical data to the right, the second quarter DOM average is 46.2% below the 5-year quarterly average, and 40.4% below the 3-year quarterly average."

Historical Average DOM

Q3 2019	120
Q3 2018	69
Q3 2017	92
Q3 2016	115
Q3 2015	123

5-Year Avg: **104**
3-Year Avg: **94**

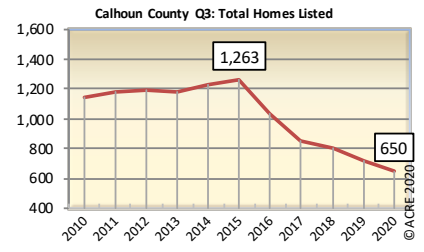


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Total Homes Listed for Sale	Quarter	Q3	2020	650	
Calhoun County residential units available for sale in the third quarter of 2020 decreased by 68 units when compared to the same period last year.	vs. Last Year	Q3	2019	718	-9.5%
	vs. 5-Yr Avg	Q3	15-'19	934	-30.4%
	Inventory Peak	Q3	2015	1,263	-48.6%
	Trough	Q3	2020	650	-0.1%

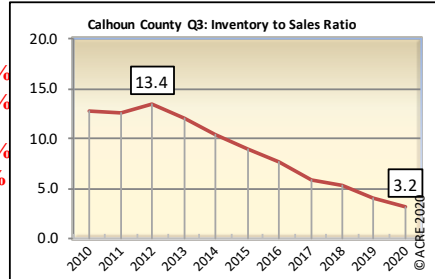


Graph: Q3: 2010 - 2020
(By quarter)

ACRE Commentary	Historical Total Homes Listed
"The 5-year inventory average ('15-'19) for the third quarter is 934 units, 284 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 30.4% below the 5-year quarterly average, and 17.6% below the 3-year quarterly average."	Q3 2019 718
	Q3 2018 801
	Q3 2017 849
	Q3 2016 1,038
	Q3 2015 1,263
	5-Year Avg: 934
	3-Year Avg: 789

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).	Quarter	Q3	2020	3.2	
	vs. Last Year	Q3	2019	4.0	-20.0%
	vs. 5-Yr Avg	Q3	15-'19	6.3	-50.0%
	I/S Ratio Peak	Q3	2012	13.4	-76.4%
	Trough	Q3	2020	3.2	-1.0%



Graph: Q3: 2010 - 2020
(By quarter)

ACRE Commentary	Historical I/S Ratio
"Compared to historical data to the right, the third quarter months of supply is 36.0% below the 3-year quarterly average and 49.2% below the 5-year quarterly average."	Q3 2019 4.0
	Q3 2018 5.4
	Q3 2017 5.8
	Q3 2016 7.7
	Q3 2015 8.9
	5-Year Avg: 6.3
	3-Year Avg: 5.0

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