

Talladega Residential Report - Q1 2020

Quarterly Indicators

Recent Figures

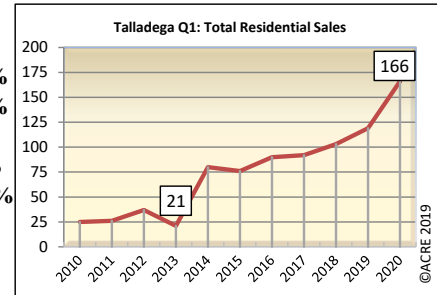
Trends

Total Residential Sales

Talladega residential sales for the first quarter of 2020 totaled 166 units, representing an increase of **47 transactions** when compared to 119 units that were sold in the first quarter of 2020.

Current Quarter

Q1 2020	166	
vs. Last Year	Q1 2019	119 39.5%
vs. 5-Yr Avg	Q1 15-'19	96 72.9%
vs. Peak	Q1 2020	166 0.0%
vs. Trough	Q1 2013	21 690.5%



Graph: Q1 2010-2020
(By quarter)

ACRE Commentary

"The year-over-year increase of first quarter home sales in Talladega County from 2019 to 2020 was 39.5%. The 5-year average growth is 72.9%."

Historical Home Sales

	YoY
Q1 2019	119 15.5%
Q1 2018	103 12.0%
Q1 2017	92 2.2%
Q1 2016	90 18.4%
Q1 2015	76 -20.8%
5- Year Avg:	96 5.5%
3- Year Avg:	105 9.9%

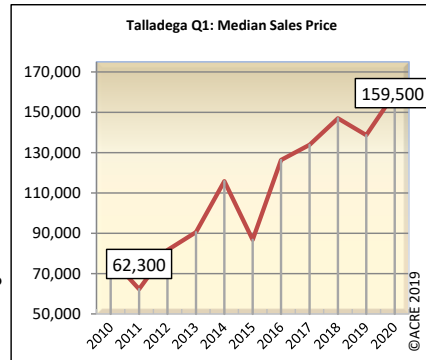
Median Sales Price

The median sales price in Talladega during the first quarter of 2020 was \$159,500, a 15.0% increase from the first quarter of 2019's median sales price of \$138,667.

Current Quarter

Q1 2020	159,500	
vs. Last Year	Q1 2019	138,667 15.0%
vs. 5-Yr Avg	Q1 15-'19	126,513 26.1%

Median Peak	Q1 2020	159,500 0.0%
Trough	Q1 2011	62,300 156.0%



Graph: Q1 2010-2020
(By quarter)

ACRE Commentary

"The year-over-year growth of first quarter median sales price in Talladega County from 2019 to 2020 was 15.0%. The 5-year average growth is 26.1%."

Historical Median Sales Price

	YoY
Q1 2019	138,667 -5.6%
Q1 2018	146,967 9.8%
Q1 2017	133,867 6.0%
Q1 2016	126,317 45.6%
Q1 2015	86,750 -31.4%
5- Year Avg:	126,513 4.9%
3- Year Avg:	139,833 3.4%



Quarterly Indicators

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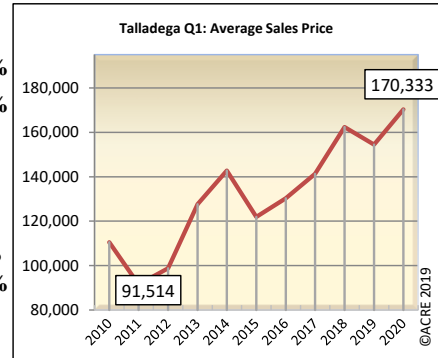
Trends

Average Sales Prices

The average sales price in Talladega during the first quarter of 2020 was \$170,333, a 10.2% increase from the first quarter of 2019's average sales price of \$154,511.

Current Quarter	Q1	2020	170,333	
vs. Last Year	Q1	2019	154,511	10.2%
vs. 5-Yr Avg	Q1	15-'19	142,086	19.9%

Average Peak	Q1	2020	170,333	0.0%
Trough	Q1	2011	91,514	86.1%



Graph: Q1 2010-2020
(By quarter)

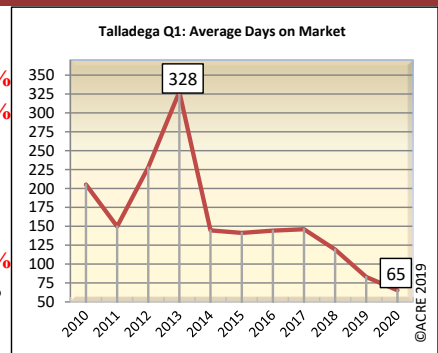
ACRE Commentary	Historical Average Sales Price	YoY
"The year-over-year growth of first quarter average sales prices in Talladega County from 2019 to 2020 was 10.2%. The 5-year average growth is 19.9%."	Q1 2019	154,511 -4.8%
	Q1 2018	162,336 14.9%
	Q1 2017	141,293 8.4%
	Q1 2016	130,342 6.9%
	Q1 2015	121,949 -14.2%
	5-Year Avg:	142,086 2.2%
	3-Year Avg:	152,713 6.2%

Days on Market (DOM)

The average number of days on the market in the first quarter of 2020 was 65, representing a decrease of 21.3% from 83 days on market in the first quarter of 2019.

Current Quarter	Q1	2020	65	
vs. Last Year	Q1	2019	83	-21.3%
vs. 5-Yr Avg	Q1	15-'19	127	-48.5%

DOM Peak	Q1	2013	328	-80.1%
Trough	Q1	2020	65	0.5%



Graph: Q1 2010-2020
(By quarter)

ACRE Commentary	Historical Average DOM	YoY
"The year-over-year increase of first quarter average days-on-market in Talladega County from 2019 to 2020 was 21.3%. The 5-year average growth was 48.5%."	Q1 2019	83 -30.4%
	Q1 2018	119 -18.3%
	Q1 2017	146 1.2%
	Q1 2016	144 2.1%
	Q1 2015	141 11.5%
	5-Year Avg:	127 -6.8%
	3-Year Avg:	116 -15.9%



Quarterly Indicators

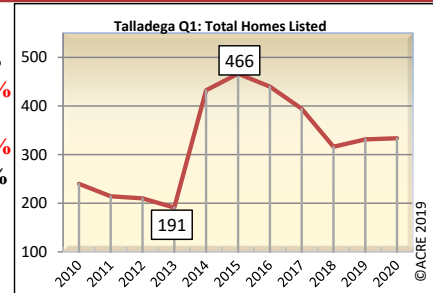
Recent Figures

Trends

Total Homes Listed for Sale

Talladega residential units listed for sale in the first quarter of 2020 increased by **3 units** when compared to the same period last year.

<u>Current Quarter</u>	Q1	2020	334	
vs. Last Year	Q1	2019	331	0.7%
vs. 5-Yr Avg	Q1	15-'19	390	-14.3%
Inventory Peak	Q1	2015	466	-28.4%
Trough	Q1	2013	191	74.7%



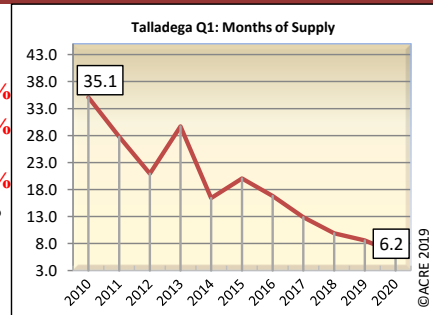
Graph: Q1 2010-2020
(By quarter)

<u>ACRE Commentary</u>	<u>Historical Total Homes Listed</u>
"The 5-year inventory average ('15-'19) for the first quarter is 390 units, 56 units higher than current results. Compared to historical data, the number of homes listed for sale is 14.3% below the 5-year quarterly average and 3.7% below the 3-year quarterly average."	Q1 2019 331
	Q1 2018 316
	Q1 2017 394
	Q1 2016 440
	Q1 2015 466
	5-Year Avg: 390
	3-Year Avg: 347

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>Current Quarter</u>	Q1	2020	6.2	
vs. Last Year	Q1	2019	8.6	-27.7%
vs. 5-Yr Avg	Q1	15-'19	13.6	-54.6%
I/S Ratio Peak	Q1	2010	35.1	-82.3%
Trough	Q1	2020	6.2	0.0%



Graph: Q1 2010-2020
(By quarter)

<u>ACRE Commentary</u>	<u>Historical I/S Ratio</u>
"Compared to historical data, the first quarter months of supply is 41.0% below the 3-year quarterly average and 54.6% below the 5-year quarterly average."	Q1 2019 8.6
	Q1 2018 9.9
	Q1 2017 12.9
	Q1 2016 16.8
	Q1 2015 20.1
	5-Year Avg: 13.6
	3-Year Avg: 10.5

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