

## Talladega Residential Report - Q1 2019

### Quarterly Indicators

#### Total Residential Sales

Talladega residential sales for the first quarter of 2019 totaled 119 units, representing an increase of 16 transactions when compared to 103 units that were sold in the first quarter of 2018.

#### Current Quarter

vs. Last Year

vs. 5-Yr Avg

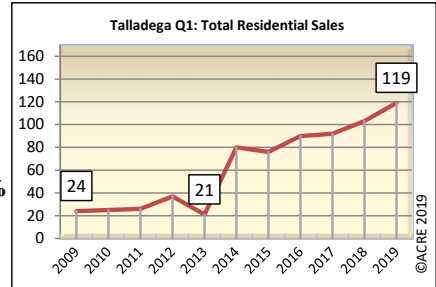
vs. Peak

vs. Trough

### Recent Figures

Q1	2019	119	
Q1	2018	103	15.5%
Q1	14-'18	88	34.9%
Q1	2019	119	0.0%
Q1	2013	21	466.7%

### Trends



Graph: Q1 2009-2019  
(By quarter)

#### ACRE Commentary

"The year-over-year growth of Q1 home sales in Talladega County from 2018 to 2019 was 15.5 percent. The 5-year average growth is 34.9 percent."

#### Historical Home Sales

Year	Q1 Sales	YoY
2018	103	12.0%
2017	92	2.2%
2016	90	18.4%
2015	76	-5.0%
2014	80	-9.3%
5- Year Avg:	88	3.7%
3- Year Avg:	95	10.9%

#### Median Sales Price

The median sales price in Talladega during the first quarter of 2019 was \$138,667, a 5.6 percent decrease from the first quarter of 2018's median sales price of \$146,967.

#### Current Quarter

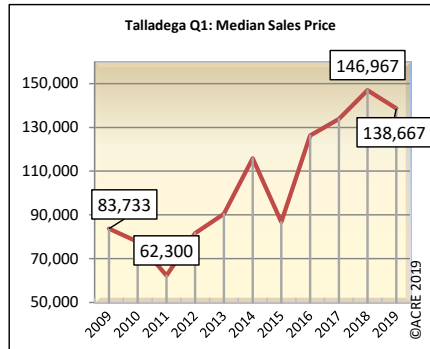
vs. Last Year

vs. 5-Yr Avg

Median Peak

Trough

Q1	2019	138,667	
Q1	2018	146,967	-5.6%
Q1	14-'18	121,943	13.7%
Q1	2018	146,967	-5.6%
Q1	2011	62,300	122.6%



Graph: Q1 2009-2019  
(By quarter)

#### ACRE Commentary

"The year-over-year decrease of Q1 median sales price in Talladega County from 2018 to 2019 was 5.6 percent. The 5-year average growth is 13.7 percent."

#### Historical Median Sales Price

Year	Q1 Price	YoY
2018	146,967	9.8%
2017	133,867	6.0%
2016	126,317	45.6%
2015	86,750	-25.1%
2014	115,816	-5.0%
5- Year Avg:	121,943	6.3%
3- Year Avg:	135,717	20.5%



**Quarterly Indicators**

**Recent Figures**

**Trends**

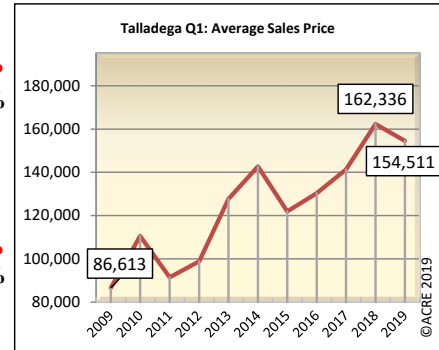
**Average Sales Prices**

The average sales price in Talladega during the first quarter of 2019 was \$154,511, a 4.8 percent decrease from the first quarter of 2018's average sales price of \$162,336.

**Current Quarter**

vs. Last Year Q1 2019 **154,511** **-4.8%**  
vs. 5-Yr Avg Q1 2018 **162,336**  
Q1 14-'18 **139,728** **10.6%**

Average Peak Q1 2018 **162,336** **-4.8%**  
Trough Q1 2009 **86,613** **78.4%**



Graph: Q1 2009-2019  
(By quarter)

**ACRE Commentary**

"The year-over-year decline of Q1 average sales prices in Talladega County from 2018 to 2019 was 4.8 percent. The 5-year average growth is 10.6 percent."

Historical Average Sales Price		YoY
Q1 2018	<b>162,336</b>	14.9%
Q1 2017	<b>141,293</b>	8.4%
Q1 2016	<b>130,342</b>	6.9%
Q1 2015	<b>121,949</b>	-14.6%
Q1 2014	<b>142,723</b>	2.1%
<b>5-Year Avg:</b>	<b>139,728</b>	3.6%
<b>3- Year Avg:</b>	<b>144,657</b>	10.1%

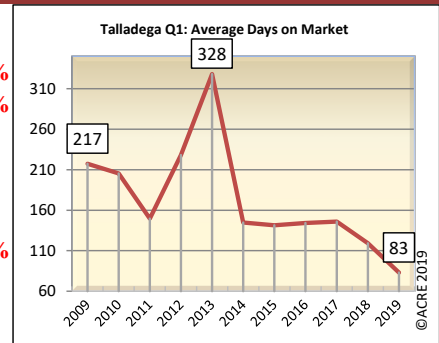
**Days on Market (DOM)**

The average number of days on the market in the first quarter of 2019 was 83, representing a decrease of 30.4 percent from 119 days on market in the first quarter of 2018.

**Current Quarter**

vs. Last Year Q1 2019 **83** **-30.4%**  
vs. 5-Yr Avg Q1 2018 **119** **-40.3%**  
Q1 14-'18 **139**

DOM Peak Q1 2013 **328** **-74.7%**  
Trough Q1 2019 **83** **0.0%**



Graph: Q1 2009-2019  
(By quarter)

**ACRE Commentary**

"The year-over-year decline of Q1 average days-on-market in Talladega County from 2018 to 2019 was 30.4 percent. The 5-year average decline was 40.3 percent."

Historical Average DOM		YoY
Q1 2018	<b>119</b>	-18.3%
Q1 2017	<b>146</b>	1.2%
Q1 2016	<b>144</b>	2.1%
Q1 2015	<b>141</b>	-2.3%
Q1 2014	<b>145</b>	4.0%
<b>5-Year Avg:</b>	<b>139</b>	-2.7%
<b>3-Year Avg:</b>	<b>137</b>	-5.0%



**Quarterly Indicators**

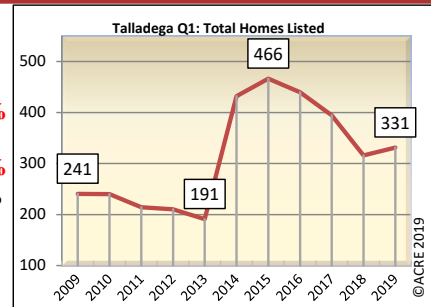
**Recent Figures**

**Trends**

**Total Homes Listed for Sale**

Talladega residential units listed for sale in the first quarter of 2019 increased by **15 units** when compared to the same period last year.

<b>Current Quarter</b>	Q1	2019	<b>331</b>	
vs. Last Year	Q1	2018	<b>316</b>	<b>4.9%</b>
vs. 5-Yr Avg	Q1	14-'18	<b>410</b>	<b>-19.1%</b>
<b>Inventory Peak</b>	Q1	2015	<b>466</b>	<b>-28.9%</b>
<b>Trough</b>	Q1	2013	<b>191</b>	<b>73.5%</b>



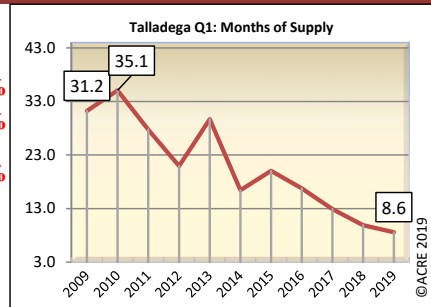
**Graph: Q1 2009-2019**  
**(By quarter)**

<b>ACRE Commentary</b>	<b>Historical Total Homes Listed</b>
"The 5-year inventory average ('14-'18) for the first quarter is 410 units, 79 units higher than current results. Compared to historical data, the number of homes listed for sale is 19.1 percent below the 5-year quarterly average and 13.6 percent below the 3-year quarterly average."	Q1 2018 <b>316</b>
	Q1 2017 <b>394</b>
	Q1 2016 <b>440</b>
	Q1 2015 <b>466</b>
	Q1 2014 <b>432</b>
	<b>5-Year Avg: 410</b>
	<b>3-Year Avg: 383</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>8.6</b>	
vs. Last Year	Q1	2018	<b>9.9</b>	<b>-13.3%</b>
vs. 5-Yr Avg	Q1	14-'18	<b>15.2</b>	<b>-43.6%</b>
<b>I/S Ratio Peak</b>	Q1	2010	<b>35.1</b>	<b>-75.6%</b>
<b>Trough</b>	Q1	2019	<b>8.6</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, the first quarter months of supply is 13.3 percent below the 3-year quarterly average and 43.6 percent below the 5-year quarterly average."	Q1 2018 <b>9.9</b>
	Q1 2017 <b>12.9</b>
	Q1 2016 <b>16.8</b>
	Q1 2015 <b>20.1</b>
	Q1 2014 <b>16.4</b>
	<b>5-Year Avg: 15.2</b>
	<b>3- Year Avg: 13.2</b>

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](http://www.acre.cba.ua.edu).

