

Talladega Residential Report - Q2 2019

Quarterly Indicators

Total Residential Sales

Talladega residential sales for the second quarter of 2019 totaled 153 units, representing an decrease of **11 transactions** when compared to 164 units that were sold in the second quarter of 2018.

Current Quarter

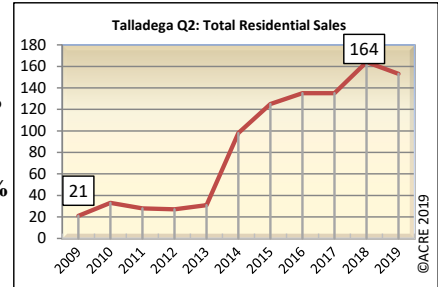
vs. Last Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

Recent Figures

Q2	2019	153	
Q2	2018	164	-6.7%
Q2	14-'18	131	16.4%
Q2	2018	164	-6.7%
Q2	2009	21	628.6%

Trends



Graph: Q2 2009-2019
(By quarter)

ACRE Commentary	Historical Home Sales		YoY
	"The year-over-year decline of Q2 home sales in Talladega County from 2018 to 2019 was 6.7 percent. The 5-year average growth is 16.4 percent."	Q2	2018
Q2		2017	135 0.0%
Q2		2016	135 8.0%
Q2		2015	125 27.6%
Q2		2014	98 -25.4%
5- Year Avg:		131 6.3%	
3- Year Avg:		145 9.8%	

Median Sales Price

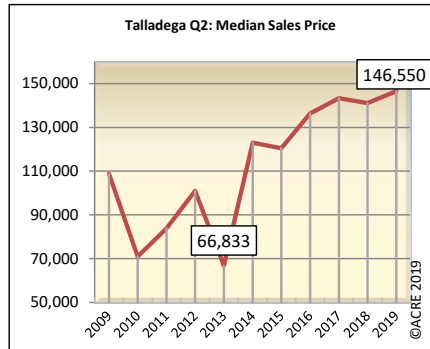
The median sales price in Talladega during the second quarter of 2019 was \$146,550, a 3.9 percent increase from the second quarter of 2018's median sales price of \$141,083.

Current Quarter

vs. Last Year
vs. 5-Yr Avg

Median Peak Q2 2019 **146,550** **0.0%**
Trough Q2 2013 **66,833** **119.3%**

Q2	2019	146,550	
Q2	2018	141,083	3.9%
Q2	14-'18	132,853	10.3%



Graph: Q2 2009-2019
(By quarter)

ACRE Commentary	Historical Median Sales Price		YoY
	"The year-over-year increase of Q2 median sales price in Talladega County from 2018 to 2019 was 3.9 percent. The 5-year average growth is 10.3 percent."	Q2	2018
Q2		2017	143,350 5.1%
Q2		2016	136,333 13.1%
Q2		2015	120,500 -2.0%
Q2		2014	123,000 -7.4%
5- Year Avg:		132,853 1.5%	
3- Year Avg:		140,256 5.6%	



Quarterly Indicators

Recent Figures

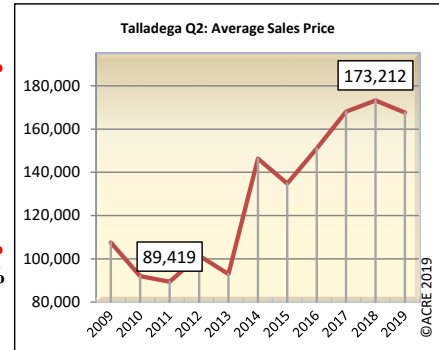
Trends

Average Sales Prices

The average sales price in Talladega during the second quarter of 2019 was \$167,626, a 3.2 percent decrease from the second quarter of 2018's average sales price of \$173,212.

<u>Current Quarter</u>	Q2	2019	167,626	
vs. Last Year	Q2	2018	173,212	-3.2%
vs. 5-Yr Avg	Q2	14-'18	154,707	8.4%

Average Peak	Q2	2018	173,212	-3.2%
Trough	Q2	2011	89,419	87.5%



Graph: Q2 2009-2019
(By quarter)

ACRE Commentary

"The year-over-year decline of Q2 average sales prices in Talladega County from 2018 to 2019 was 3.2 percent. The 5-year average growth is 8.4 percent."

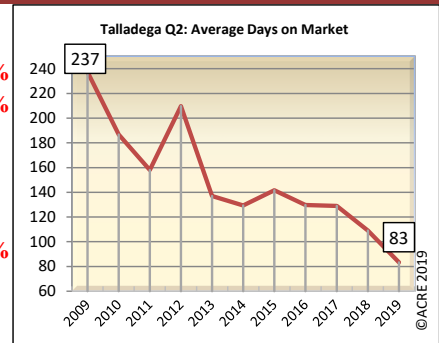
Historical Average Sales Price			YoY
Q2	2018	173,212	3.1%
Q2	2017	168,055	11.3%
Q2	2016	151,007	12.0%
Q2	2015	134,875	-7.9%
Q2	2014	146,387	-5.4%
5-Year Avg:			2.6%
3-Year Avg:			8.8%

Days on Market (DOM)

The average number of days on the market in the second quarter of 2019 was 83, representing a decrease of 23.5 percent from 109 days on market in the second quarter of 2018.

<u>Current Quarter</u>	Q2	2019	83	
vs. Last Year	Q2	2018	109	-23.5%
vs. 5-Yr Avg	Q2	14-'18	128	-34.8%

DOM Peak	Q2	2009	237	-64.8%
Trough	Q2	2019	83	0.4%



Graph: Q2 2009-2019
(By quarter)

ACRE Commentary

"The year-over-year decline of Q2 average days-on-market in Talladega County from 2018 to 2019 was 23.5 percent. The 5-year average decline was 34.8 percent."

Historical Average DOM			YoY
Q2	2018	109	-15.5%
Q2	2017	129	-0.5%
Q2	2016	130	-8.5%
Q2	2015	142	9.5%
Q2	2014	129	1.3%
5-Year Avg:			-2.7%
3-Year Avg:			-8.2%



Quarterly Indicators

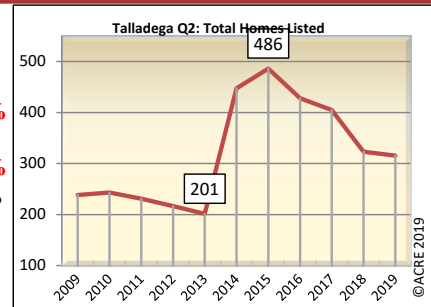
Recent Figures

Trends

Total Homes Listed for Sale

Talladega residential units listed for sale in the second quarter of 2019 decreased by **8 units** when compared to the same period last year.

Current Quarter	Q2	2019	315	
vs. Last Year	Q2	2018	323	-2.5%
vs. 5-Yr Avg	Q2	14-'18	418	-24.5%
Inventory Peak	Q2	2015	486	-35.1%
Trough	Q2	2013	201	56.9%



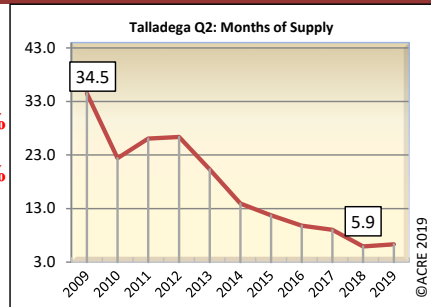
Graph: Q2 2009-2019
(By quarter)

ACRE Commentary	Historical Total Homes Listed	
"The 5-year inventory average ('14-'18) for the second quarter is 418 units, 103 units higher than current results. Compared to historical data, the number of homes listed for sale is 24.5 percent below the 5-year quarterly average and 18.2 percent below the 3-year quarterly average."	Q2 2018	323
	Q2 2017	405
	Q2 2016	428
	Q2 2015	486
	Q2 2014	447
	5-Year Avg:	418
	3-Year Avg:	385

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).

Current Quarter	Q2	2019	6.3	
vs. Last Year	Q2	2018	5.9	6.4%
vs. 5-Yr Avg	Q2	14-'18	10.1	-37.5%
I/S Ratio Peak	Q2	2009	34.5	-81.7%
Trough	Q2	2018	5.9	6.9%



Graph: Q2 2009-2019
(By quarter)

ACRE Commentary	Historical I/S Ratio	
"Compared to historical data, the second quarter months of supply is 24.1 percent below the 3-year quarterly average and 37.5 percent below the 5-year quarterly average."	Q2 2018	5.9
	Q2 2017	9.0
	Q2 2016	9.8
	Q2 2015	11.8
	Q2 2014	13.9
	5-Year Avg:	10.1
	3- Year Avg:	8.3

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.

