

Athens-Limestone County Residential Real Estate: Annual Trends Report

Market Indicators

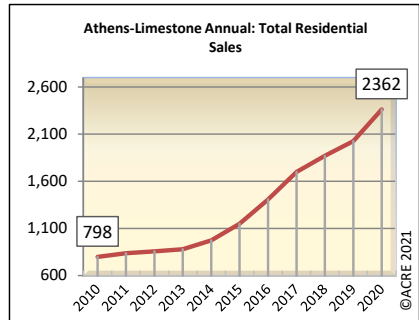
Annual Trends

Infographs

Total Residential Sales

Athens-Limestone County residential sales for the year of 2020 totaled 2,362 units, representing an increase of 337 transactions when compared to 2019 units that were sold in the year of 2019.

<u>Last Year</u>	2020	2,362	
vs. Previous Year	2019	2,025	16.6%
vs. 5-Yr Avg	15-'19	1,630	44.9%
vs. Peak	2020	2,362	0.0%
vs. Trough	2010	798	196.0%



Graph: 2010-2020
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 26.6% above the 3-year annual average and 44.9% above the 5-year annual average."

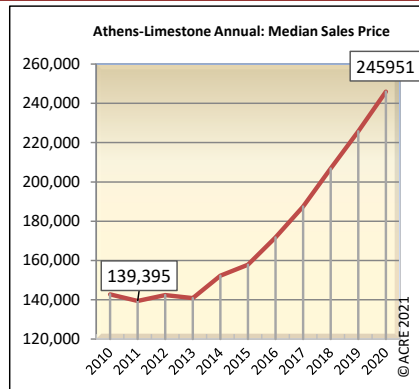
Historical Home Sales

2019	2,025
2018	1,870
2017	1,700
2016	1,408
2015	1,149
5- Year Avg:	1,630
3- Year Avg:	1,865

Median Sales Price

The median sales price in Athens-Limestone County for the year of 2020 was \$245,951, a 8.9% increase from the year of 2019's median sales price of \$225,760.

<u>Last Year</u>	2020	245,951	
vs. Previous Year	2019	225,760	8.9%
vs. 5-Yr Avg	15-'19	189,927	29.5%
Median Peak	2020	245,951	0.0%
Trough	2011	139,395	76.4%



Graph: 2010-2019
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 19.7% above the 3-year annual average and 29.5% above the 5-year annual average."

Historical Median Selling Price

2019	225,760
2018	206,855
2017	187,459
2016	171,739
2015	157,820
5- Year Avg:	189,927
3- Year Avg:	206,691



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Annual Trends

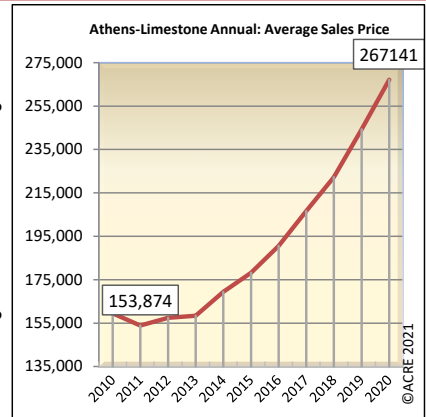
Infographs

Average Sales Prices

The average sales price in Athens-Limestone County for the year of 2020 was \$267,141, a 9.4% increase from the year of 2020's average sales price of \$244,238.

Last Year	2020	267,141	
vs. Previous Year	2019	244,248	9.4%
vs. 5-Yr Avg	15-'19	208,373	28.2%

Average Peak	2020	267,141	0.0%
Trough	2011	153,874	73.6%



Graph: 2005-2019
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 19.0% above the 3-year annual average and 28.2% above the 5-year annual average."

Historical Average Selling Price

2019	244,248
2018	222,237
2017	206,587
2016	190,570
2015	178,223

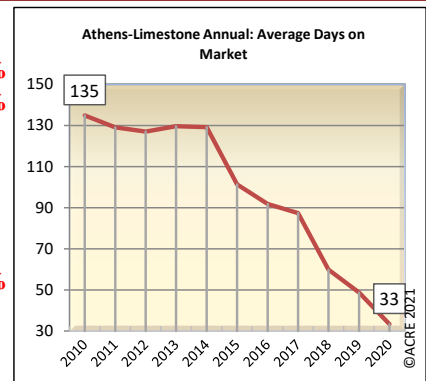
5-Year Avg:	208,373
3-Year Avg:	224,358

Days on Market (DOM)

The average number of days on the market in the year of 2019 was 33, representing a decrease of 31.6% from 49 days on market in the year of 2019.

Last Year	2020	33	
vs. Previous Year	2019	49	-31.6%
vs. 5-Yr Avg	15-'19	78	-57.2%

DOM Peak	2010	135	-75.3%
Trough	2020	33	1.0%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('15-'19) for the year is 78 days, 45 days higher than current results. Compared to historical data to the right, the annual DOM is 57.2% below the 5-year annual average, and 49.2% below the 3-year annual average."

Historical Average DOM

2019	49
2018	60
2017	87
2016	92
2015	101

5-Year Avg:	78
3-Year Avg:	65



Market Indicators

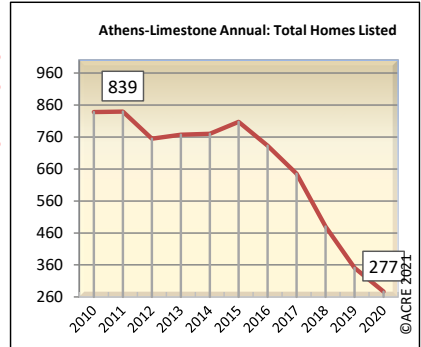
Annual Trends

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Homes Listed for Sale

Athens-Limestone County's average number of residential units available for sale in the year of 2020 decreased by **74 units**, when compared to the year of 2019.

<u>Last Year</u>	2020	277	
vs. Previous Year	2019	351	-21.1%
vs. 5-Yr Avg	15-'19	603	-54.1%
Inventory Peak	2011	839	-67.0%
Trough	2020	277	-0.1%



<u>ACRE Commentary</u>	<u>Historical Total Homes Listed</u>	
"The 5-year inventory average ('15-'19) is 603 units, 326 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 54.1% below the 5-year annual average, and 43.6% below the 3-year annual average."	2019	351
	2018	480
	2017	645
	2016	733
	2015	808
	5-Year Avg:	603
	3-Year Avg:	492

Graph: 2010-2020
(Per Annum)

Inventory-to-Sales Ratio

Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply (Market considered to be in balance at approximately 6 months).

<u>Last Year</u>	2020	1.5	
vs. Previous Year	2019	2.1	-31.7%
vs. 5-Yr Avg	15-'19	5.0	-71.1%
I/S Ratio Peak	2010	13.0	-88.8%
Trough	2020	1.5	-3.0%



<u>ACRE Commentary</u>	<u>Historical I/S Ratio</u>	
"Compared to historical data to the right, the annual supply is 54.5% below the 3-year annual average and 71.1% below the 5-year annual average."	2019	2.1
	2018	3.2
	2017	4.7
	2016	6.4
	2015	8.8
	5-Year Avg:	5.0
	3- Year Avg:	3.3

Graph: 2010-2020
(Per Annum)

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.

