

Calhoun County Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

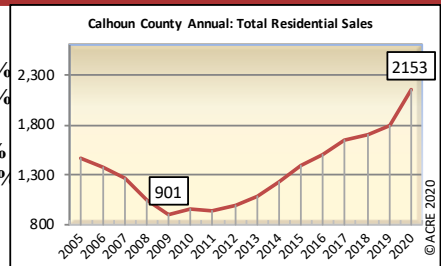
Calhoun County residential sales for the year of 2020 totaled 2,153 units, representing an increase of 366 transactions when compared to 1,787 units that were sold in the year of 2019.

Last Year

vs. Previous Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

2020	2,153	
2019	1,787	20.5%
15-'20	1,606	34.0%
2020	2,153	0.0%
2009	901	139.0%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 25.9% above the 3-year annual average and 34.0% above the 5-year annual average."

Historical Home Sales

2019	1,787
2018	1,694
2017	1,646
2016	1,510
2015	1,395
5- Year Avg:	1,606
3- Year Avg:	1,709

Median Sales Price

The median sales price in Calhoun County for the year of 2020 was \$145,238, a 8.9% increase from the year of 2019's median sales price of \$133,419.

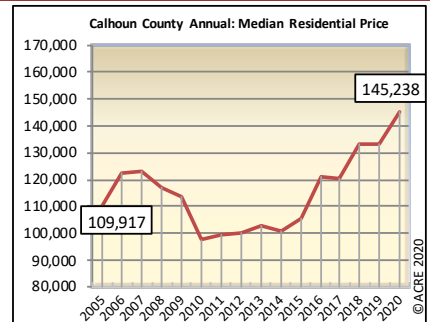
Last Year

vs. Previous Year
vs. 5-Yr Avg

2020	145,238	
2019	133,419	8.9%
15-'20	122,625	18.4%

Median Peak
Trough

2020	145,238	0.0%
2005	109,917	32.1%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 12.6% above the 3-year annual average and 18.4% above the 5-year annual average."

Historical Median Selling Price

2019	133,419
2018	132,929
2017	120,562
2016	121,063
2015	105,152
5- Year Avg:	122,625
3- Year Avg:	128,970



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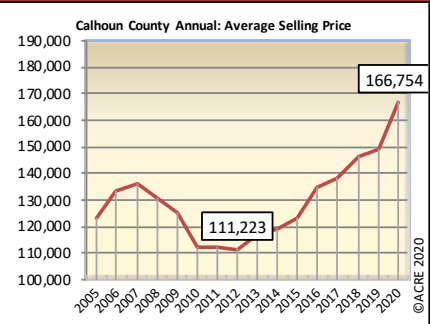
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Average Sales Prices

The average sales price in Calhoun County for the year of 2020 was \$166,754, a 12.0% increase from the year of 2019's average selling price of \$148,833.

Last Year	2020	166,754	
vs. Previous Year	2019	148,833	12.0%
vs. 5-Yr Avg	11-'15	138,213	20.6%

Average Peak	2020	166,754	0.0%
Trough	2012	111,223	49.9%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 15.5% above the 3-year annual average and 20.6% above the 5-year annual average."

Historical Average Selling Price

2019	148,833
2018	146,187
2017	138,034
2016	134,558
2015	123,453

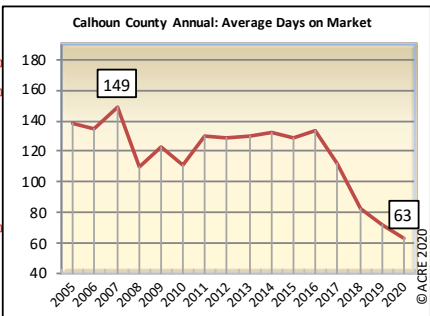
5-Year Avg:	138,213
3-Year Avg:	144,351

Days on Market (DOM)

The average number of days on the market in the year of 2020 was 63 representing a decrease of 12.7% from 72 days on market in the year of 2019.

Last Year	2020	63	
vs. Previous Year	2019	72	-12.7%
vs. 5-Yr Avg	15-'20	106	-40.5%

DOM Peak	2007	149	-57.7%
Trough	2020	63	0.0%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('15-'19) is 106 days, 43 days above the current results. Compared to historical data to the right, the annual DOM is 40.5% below the 5-year annual average, and 29.2% below the 3-year annual average."

Historical Average DOM

2019	72
2018	83
2017	112
2016	134
2015	129

5-Year Avg:	106
3-Year Avg:	89



Market Indicators

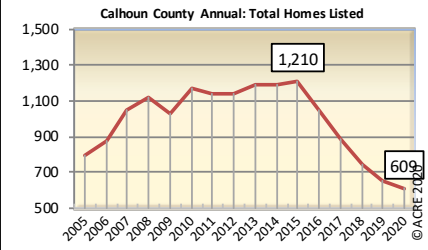
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Total Homes Listed for Sale

Calhoun County's average number of residential units available for sale in 2020 decreased by **45 units** when compared to the previous year.

Last Year	2020	609	
vs. Previous Year	2019	654	-6.8%
vs. 5-Yr Avg	15-'19'	911	-33.1%
Inventory Peak	2015	1,210	-49.6%
Trough	2020	609	0.1%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"The 5-year inventory average ('15-'19) is 911 units, 302 units greater than current results. Compared to historical data to the right, the number of homes listed for sale are 33.1% below the 5-year annual average, and 20.3% below the 3-year annual average."

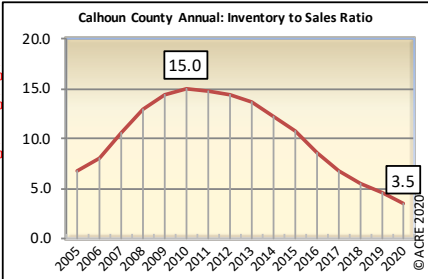
Historical Total Homes Listed

2019	654
2018	750
2017	891
2016	1,049
2015	1,210
5-Year Avg:	911
3-Year Avg:	765

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).

Last Year	2020	3.5	
vs. Previous Year	2019	4.6	-23.9%
vs. 5-Yr Avg	15-'20	7.2	-51.6%
I/S Ratio Peak	2010	15.0	-76.6%
Trough	2020	3.5	0.0%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual months of supply average is 37.5% less than the 3-year annual average and 51.6% less than the 5-year annual average."

Historical I/S Ratio

2019	4.6
2018	5.5
2017	6.7
2016	8.6
2015	10.8
5-Year Avg:	7.2
3-Year Avg:	5.6

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