

Dothan Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographics

Total Residential Sales

Dothan residential sales for the year of 2017 totaled 1,376 units, representing an increase of 57 transactions when compared to 1,319 units that were sold in the year of 2016.

Last Year

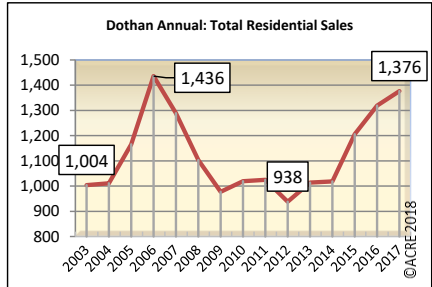
vs. Previous Year

vs. 5-Yr Avg

vs. Peak

vs. Trough

2017	1,376	
2016	1,319	4.3%
12-'16	1,099	25.2%
2006	1,436	-4.2%
2012	938	46.7%



ACRE Commentary

"Compared to historical data, annual sales are 16.5% above the 3-year annual average and 25.2% above the 5-year annual average."

Historical Home Sales

2016	1,319
2015	1,206
2014	1,018
2013	1,014
2012	938

5- Year Avg:	1,099
3- Year Avg:	1,181

Graph: 2003-2017
(Per Annum)

Median Sales Price

The median sales price in Dothan for the year of 2017 was \$141,199, a 0.3 percent decrease from the year of 2016's median sales price of \$141,600.

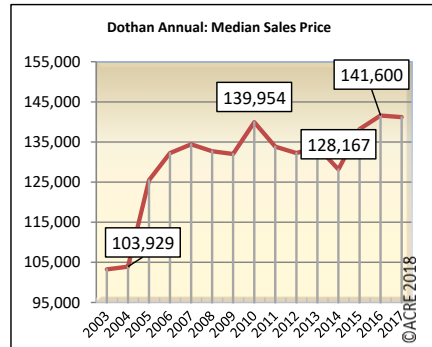
Last Year

vs. Previous Year

vs. 5-Yr Avg

Median Peak
Trough

2017	141,199	
2016	141,600	-0.3%
12-'16	134,823	4.7%
2016	141,600	-0.3%
2004	103,929	35.9%



ACRE Commentary

"Compared to historical data to the right, the annual median price is 3.8% above the 3-year annual average and 4.7% above the 5-year annual average."

Historical Median Selling Price

2016	141,600
2015	138,229
2014	128,167
2013	133,862
2012	132,255

5- Year Avg:	134,823
3- Year Avg:	135,998

Graph: 2003-2017
(Per Annum)



Market Indicators

Annual Trends

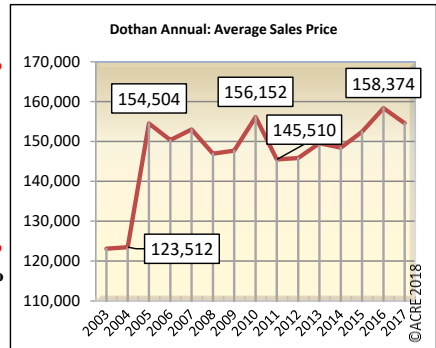
Infographs

Average Sales Prices

The average sales price in Dothan for the year of 2017 was \$154,569, a 2.4 percent decrease from the year of 2016's average sales price of \$158,374.

Last Year	2017	154,569	
vs. Previous Year	2016	158,374	-2.4%
vs. 5-Yr Avg	12-'16	150,955	2.4%

Average Peak	2016	158,374	-2.4%
Trough	2004	123,512	25.1%



Graph: 2003-2017
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 0.9% above the 3-year annual average and 2.4% above the 5-year annual average."

Historical Average Selling Price

2016	158,374
2015	152,464
2014	148,471
2013	149,579
2012	145,888

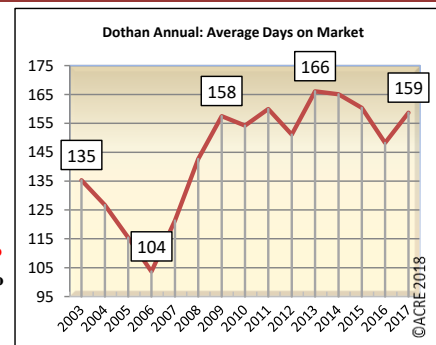
5-Year Avg:	150,955
3-Year Avg:	153,103

Days on Market (DOM)

The average number of days on the market in the year of 2017 was 159, representing an increase of 7 percent from 148 days on market in the year of 2016.

Last Year	2017	159	
vs. Previous Year	2016	148	7.0%
vs. 5-Yr Avg	12-'16	158	0.3%

DOM Peak	2013	166	-4.4%
Trough	2006	104	52.6%



Graph: 2003-2017
(Per Annum)

ACRE Commentary

"The 5-year DOM average (12-'16) for the year is 158 days, 1 day lower than the current results. Compared to historical data to the right, the annual DOM is 0.3% above the 5-year annual average, and 0.6% above the 3-year annual average."

Historical Average DOM

2016	148
2015	160
2014	165
2013	166
2012	151

5-Year Avg:	158
3-Year Avg:	158



Market Indicators

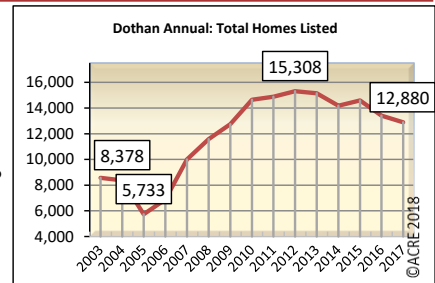
Annual Trends

Infographs

Total Homes Listed for Sale

Dothan's average number of residential units available for sale in the year of 2017 decreased by **520 units**, when compared to the year of 2016.

<u>Last Year</u>	2017	12,880	
vs. Previous Year	2016	13,400	-3.9%
vs. 5-Yr Avg	12-'16	14,525	-11.3%
Inventory Peak	2012	15,308	-15.9%
Trough	2005	5,733	124.7%



Graph: 2003-2017

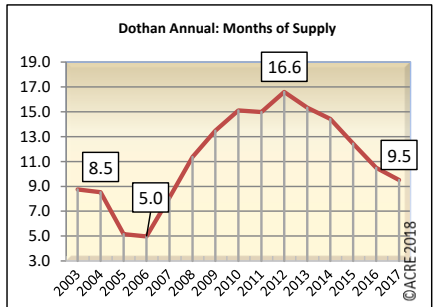
(Per Annum)

<u>ACRE Commentary</u>	<u>Historical Total Homes Listed</u>	
"The 5-year inventory average ('12-'16) is 14,525 units, 1,645 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 11.3% below the 5-year annual average, and 8.3% below the 3-year annual average."	2016	13,400
	2015	14,594
	2014	14,184
	2013	15,139
	2012	15,308
	5-Year Avg:	14,525
	3-Year Avg:	14,059

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>	2017	9.5	
vs. Previous Year	2016	10.5	-9.5%
vs. 5-Yr Avg	12-'16	13.9	-31.4%
I/S Ratio Peak	2012	16.3	-41.7%
Trough	2006	4.8	98.0%



Graph: 2003-2017

(Per Annum)

<u>ACRE Commentary</u>	<u>Historical I/S Ratio</u>	
"Compared to historical data to the right, the annual supply is 22.3% below the 3-year annual average and 30.6% below the 5-year annual average."	2016	10.5
	2015	12.4
	2014	14.4
	2013	15.3
	2012	16.6
	5-Year Avg:	13.9
	3- Year Avg:	12.5

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.

