

Southeast AL Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

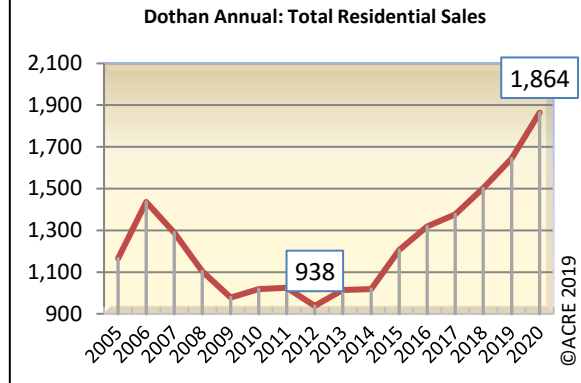
Total Residential Sales

Dothan residential sales for the year of 2020 totaled 1,864 units, representing an increase of 219 transactions when compared to 1,645 units that were sold in the year of 2019.

Last Year

vs. Previous Year
vs. 5-Yr Avg
vs. Peak
vs. Trough

2020	1,864	
2019	1,645	13.3%
'15-'19	1,410	32.2%
2020	1,864	0.0%
2012	938	98.7%



ACRE Commentary

"Compared to historical data, annual sales are 23.61% above the 3-year annual average and 32.2% above the 5-year annual average."

Historical Home Sales

2019	1,645
2018	1,503
2017	1,376
2016	1,319
2015	1,206

5- Year Avg:	1,410
3- Year Avg:	1,508

Graph: 2005-2020
(Per Annum)

Median Sales Price

The median sales price in Dothan for the year of 2020 was \$165,144, a 6.1% increase from the year of 2019's median sales price of \$155,610.

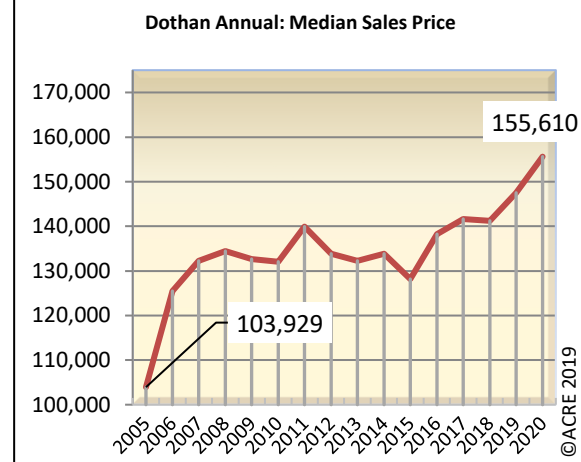
Last Year

vs. Previous Year
vs. 5-Yr Avg

2020	165,144	
2019	155,610	6.1%
'15-'19	144,830	14.0%

Median Peak
Trough

2020	155,610	6.1%
2004	103,929	58.9%



ACRE Commentary

"Compared to historical data to the right, the annual median price is 11.5% above the 3-year annual average and 14.0% above the 5-year annual average."

Historical Median Selling Price

2019	155,610
2018	147,514
2017	141,199
2016	141,600
2015	138,229

5- Year Avg:	144,830
3- Year Avg:	148,107

Graph: 2005-2020
(Per Annum)



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Average Sales Prices

The average sales price in Dothan for the year of 2020 was \$185,703, a 9.1% increase from the year of 2019's average sales price of \$170,156.

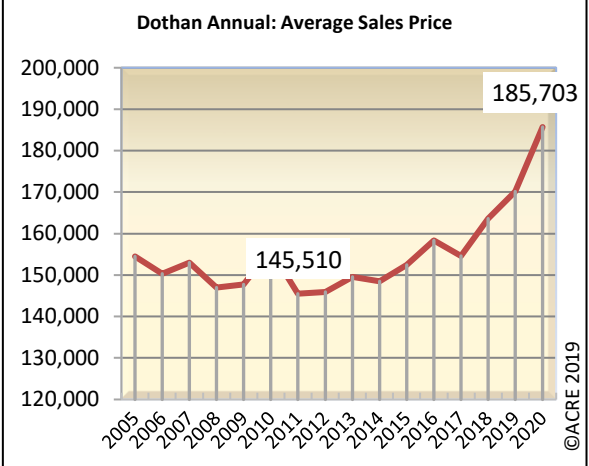
Last Year

vs. Previous Year
vs. 5-Yr Avg

2020	185,703	
2019	170,156	9.1%
'15-'19	159,835	16.2%

**Average Peak
Trough**

2020	185,703	0.0%
2011	145,510	27.6%



ACRE Commentary

"Compared to historical data to the right, the annual average price is 14.08% above the 3-year annual average and 16.2% above the 5-year annual average."

Historical Average Selling Price

2019	170,156
2018	163,611
2017	154,569
2016	158,374
2015	152,464

5-Year Avg:	159,835
3-Year Avg:	162,778

**Graph: 2005-2020
(Per Annum)**

Days on Market (DOM)

The average number of days on the market in the year of 2020 was 116, representing a decrease of 16 days from 132 days on market in the year of 2019.

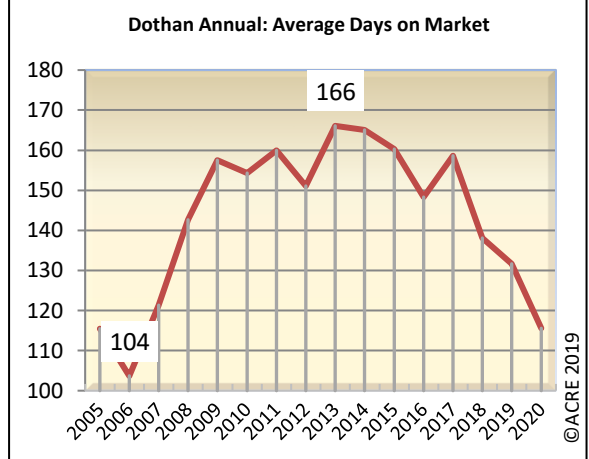
Last Year

vs. Previous Year
vs. 5-Yr Avg

2020	116	
2019	132	-12.2%
'15-'19	147	-21.6%

**DOM Peak
Trough**

2013	166	-30.4%
2006	104	11.1%



ACRE Commentary

"The 5-year DOM average ('15-'19) for the year is 147 days, 31 days above the current results. Compared to historical data to the right, the current annual DOM average is 21.6% below the 5-year annual average, and 10.8% below the 3-year annual average."

Historical Average DOM

2019	132
2018	138
2017	121
2016	148
2015	160

5-Year Avg:	140
3-Year Avg:	130

**Graph: 2005-2020
(Per Annum)**



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Total Homes Listed for Sale

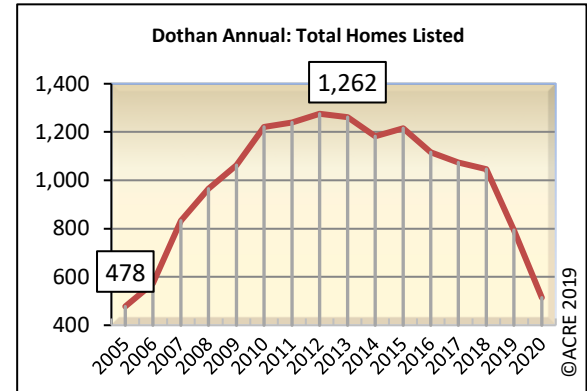
Dothan's average number of residential units available for sale in 2020 decreased by **278 units**, when compared to the previous year.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Inventory Peak
Trough

2020	515	
2019	793	-35.1%
'15-'19	1,049	-50.9%
2012	1,276	-59.6%
2005	478	7.7%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"The 5-year inventory average ('15-'19) is 1,049 units, 534 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 50.9% below the 5-year annual average, and 42.2% below the 3-year annual average."

Historical Total Homes Listed

2019	793
2018	1,046
2017	833
2016	1,117
2015	1,216
5-Year Avg:	1,001
3-Year Avg:	891

Inventory-to-Sales Ratio

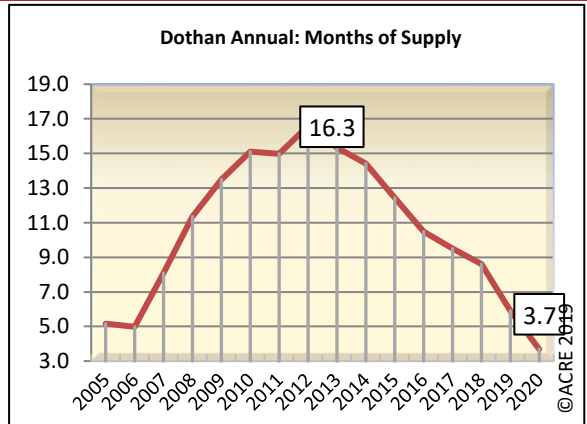
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply (Market considered to be in balance at approximately 6 months).

Last Year

vs. Previous Year
vs. 5-Yr Avg

I/S Ratio Peak
Trough

2020	3.7	
2019	5.9	-37.7%
'15-'19	9.4	-60.7%
2012	16.3	-77.4%
2006	3.7	-0.4%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual supply is 53.75% below the 3-year annual average and 60.7% below the 5-year annual average."

Historical I/S Ratio

2019	5.9
2018	8.6
2017	9.5
2016	10.5
2015	12.4
5-Year Avg:	9.4
3-Year Avg:	8.0

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.

