

**Gadsden Residential Real Estate: Annual Trends Report**

**Market Indicators**

**Annual Trends**

**Infographs**

**Total Residential Sales**

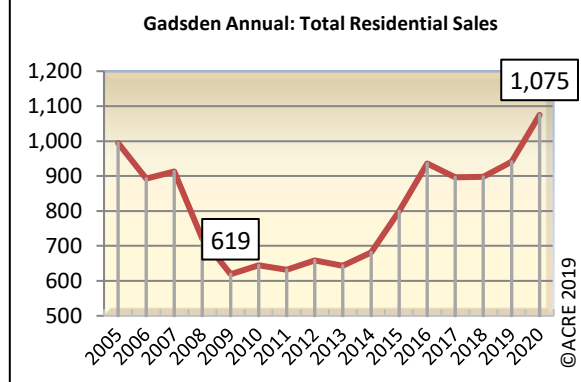
Gadsden area residential sales for the year of 2020 totaled 1,075 units, representing an increase of 134 transactions when compared to 941 units that were sold in the year of 2019.

**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

vs. Peak  
vs. Trough

2020	<b>1,075</b>		
2019	<b>941</b>	<b>14.2%</b>	
15'-19'	<b>894</b>	<b>20.2%</b>	
2020	<b>1,075</b>	<b>0.0%</b>	
2009	<b>619</b>	<b>73.7%</b>	



**ACRE Commentary**

"Compared to historical data, annual sales are 17.87% above the 3-year annual average and 20.2% above the 5-year annual average."

**Historical Home Sales**

2019	<b>941</b>
2018	<b>898</b>
2017	<b>896</b>
2016	<b>936</b>
2015	<b>800</b>

<b>5- Year Avg:</b>	<b>894</b>
<b>3- Year Avg:</b>	<b>912</b>

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

**Median Sales Price**

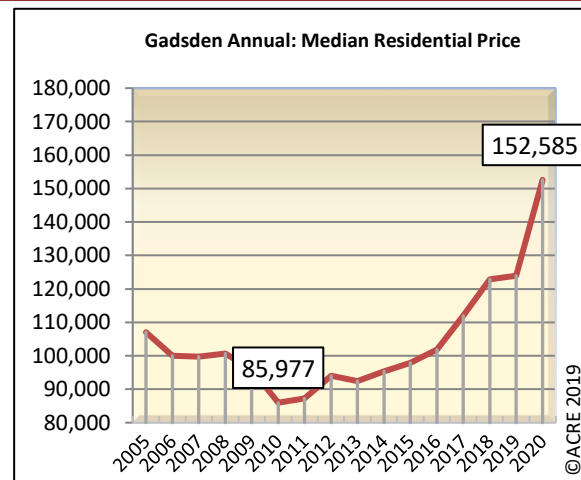
The median sales price in the Gadsden area for the year of 2020 was \$152,585, a 23.1% increase from the year of 2019's median sales price of \$123,965

**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

Median Peak  
Trough

2020	<b>152,585</b>		
2019	<b>123,965</b>	<b>23.1%</b>	
15'-19'	<b>111,681</b>	<b>36.6%</b>	
2019	<b>152,585</b>	<b>0.0%</b>	
2010	<b>85,977</b>	<b>77.5%</b>	



**ACRE Commentary**

"Compared to historical data to the right, the annual median price is 27.60% above the 3-year annual average and 36.6% above the 5-year annual average."

**Historical Median Selling Price**

2019	<b>123,965</b>
2018	<b>122,873</b>
2017	<b>111,900</b>
2016	<b>101,827</b>
2015	<b>97,840</b>

<b>5- Year Avg:</b>	<b>111,681</b>
<b>3- Year Avg:</b>	<b>119,579</b>

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



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**Average Sales Prices**

The average sales price in the Gadsden area for the year of 2020 was \$165,830, a 10.8% increase from the year of 2019's average sales price of \$149,705.

**Last Year**

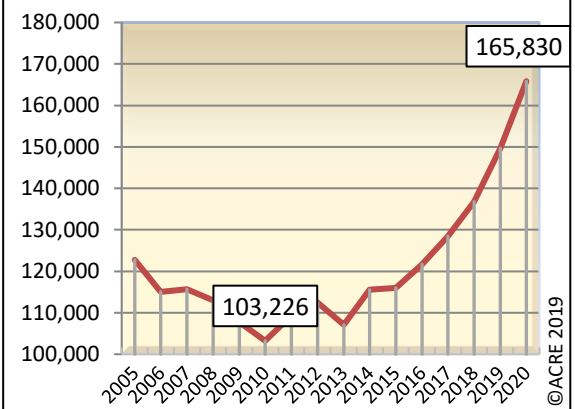
vs. Previous Year  
vs. 5-Yr Avg

2020	<b>165,830</b>	
2019	<b>149,705</b>	<b>10.8%</b>
15-'19'	<b>131,877</b>	<b>25.7%</b>

**Average Peak  
Trough**

2020	<b>165,830</b>	<b>0.0%</b>
2010	<b>103,226</b>	<b>60.6%</b>

Gadsden Annual: Average Selling Price



Graph: 2005-2020  
(Per Annum)

**ACRE Commentary**

"Compared to historical data to the right, the annual average sales price is 19.89% above the 3-year annual average and 25.7% above the 5-year annual average."

**Historical Average Selling Price**

2019	<b>149,705</b>
2018	<b>136,829</b>
2017	<b>128,434</b>
2016	<b>121,727</b>
2015	<b>115,986</b>

<b>5-Year Avg:</b>	<b>130,536</b>
<b>3-Year Avg:</b>	<b>138,322</b>

**Days on Market (DOM)**

For the Gadsden area, the average number of days on the market in the year of 2020 was 83, representing a decrease of 20.7% from 104 days on market in the year of 2019.

**Last Year**

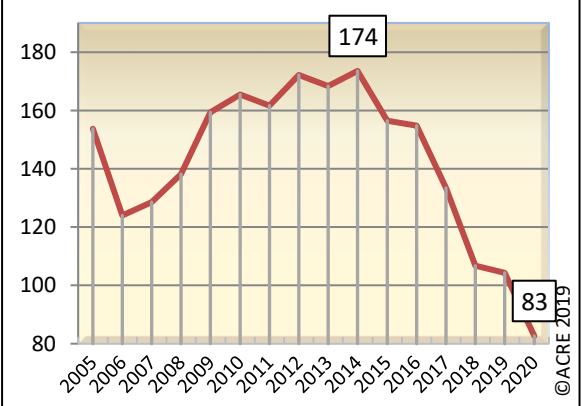
vs. Previous Year  
vs. 5-Yr Avg

2020	<b>83</b>	
2019	<b>104</b>	<b>-20.7%</b>
15-'19'	<b>131</b>	<b>-37.0%</b>

**DOM Peak  
Trough**

2014	<b>174</b>	<b>-52.5%</b>
2020	<b>83</b>	<b>-0.4%</b>

Gadsden Annual: Average Days on Market



Graph: 2005-2020  
(Per Annum)

**ACRE Commentary**

"The 5-year DOM average ('15-'19) is 131 days, 48 days above than the current results. Compared to historical data to the right, the annual DOM average is 37% below the 5-year annual average, and 37.12% less than the 3-year annual average."

**Historical Average DOM**

2019	<b>107</b>
2018	<b>133</b>
2017	<b>155</b>
2016	<b>156</b>
2015	<b>174</b>

<b>5-Year Avg:</b>	<b>145</b>
<b>3-Year Avg:</b>	<b>132</b>



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**Total Homes Listed for Sale**

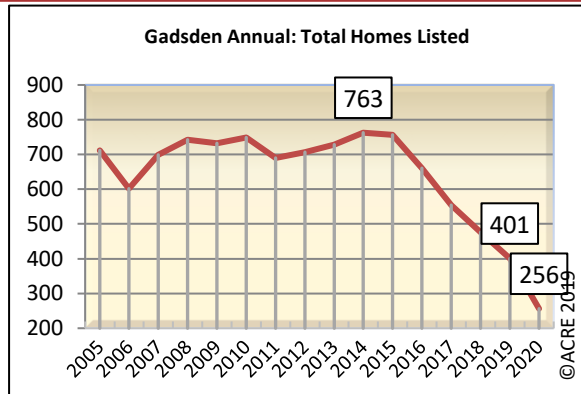
The Gadsden area's average number of residential units available for sale in the year of 2020 decreased by **145 units** when compared to the year of 2019.

**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

**Inventory Peak**  
**Trough**

2020	<b>256</b>	
2019	<b>401</b>	<b>-36.0%</b>
15'-19'	<b>569</b>	<b>-55.0%</b>
2014	<b>763</b>	<b>-66.4%</b>
2020	<b>256</b>	<b>0.1%</b>



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

**ACRE Commentary**

"The 5-year inventory average ('15-'19) is 569 units, 313 units greater than the current results. Compared to historical data to the right, the number of homes listed for sale are 55% below the 5-year annual average, and 46.33% below the 3-year annual average."

**Historical Total Homes Listed**

2019	<b>401</b>
2018	<b>476</b>
2017	<b>554</b>
2016	<b>660</b>
2015	<b>757</b>
<b>5-Year Avg:</b>	<b>569</b>
<b>3-Year Avg:</b>	<b>477</b>

**Inventory-to-Sales Ratio**

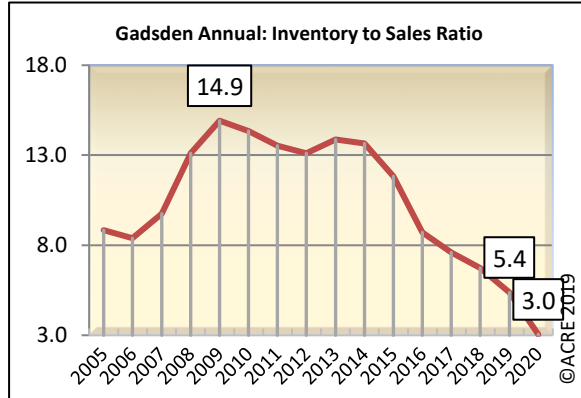
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply (Market considered to be in balance at approximately 6 months).

**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

**I/S Ratio Peak**  
**Trough**

2020	<b>3.0</b>	
2019	<b>5.4</b>	<b>-43.3%</b>
15'-19'	<b>8.1</b>	<b>-62.1%</b>
2009	<b>14.9</b>	<b>-79.5%</b>
2020	<b>3.0</b>	<b>1.6%</b>



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

**ACRE Commentary**

"Compared to historical data to the right, the annual supply is 58.9% less than the 3-year annual average and 62.1% less than the 5-year annual average."

**Historical I/S Ratio**

2019	<b>5.4</b>
2018	<b>6.7</b>
2017	<b>9.7</b>
2016	<b>8.7</b>
2015	<b>11.8</b>
<b>5-Year Avg:</b>	<b>8.5</b>
<b>3- Year Avg:</b>	<b>7.3</b>

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