

Huntsville (Madison County) Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

Huntsville (Madison County) residential sales for the year of 2018 totaled 7,622 units, representing an increase of 626 transactions when compared to 6,996 units that were sold in the year of 2017.

Last Year

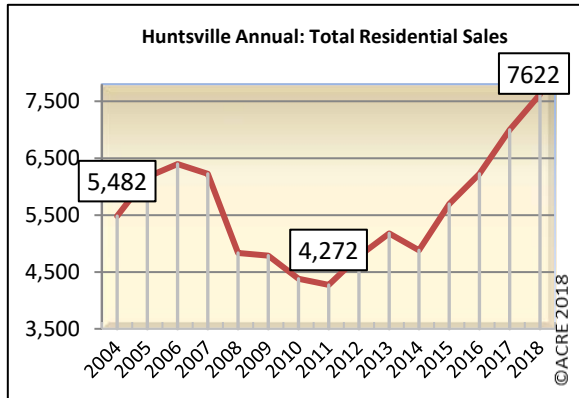
vs. Previous Year

vs. 5-Yr Avg

vs. Peak

vs. Trough

2018	7,622	
2017	6,996	8.9%
13-'17	5,793	31.6%
2018	7,622	0.0%
2011	4,272	78.4%



ACRE Commentary

"Compared to historical data, annual sales are 20.9% above the 3-year annual average and 31.6% above the 5-year annual average."

Historical Home Sales

2017	6,996
2016	6,227
2015	5,690
2014	4,877
2013	5,174
5- Year Avg:	5,793
3- Year Avg:	6,304

**Graph: 2004-2018
(Per Annum)**

Median Sales Price

The median sales price in the Huntsville area for the year of 2018 was \$204,618, a 8.2 percent increase from the year of 2017's median sales price of \$189,148.

Last Year

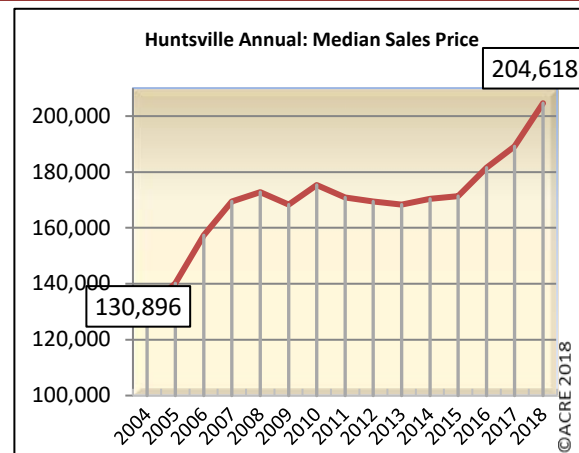
vs. Previous Year

vs. 5-Yr Avg

Median Peak

Trough

2018	204,618	
2017	189,148	8.2%
13-'17	176,158	16.2%
2018	204,618	0.0%
2004	130,896	56.3%



ACRE Commentary

"Compared to historical data to the right, the annual median price is 13.3% above the 3-year annual average and 16.2% above the 5-year annual average."

Historical Median Selling Price

2017	189,148
2016	181,498
2015	171,383
2014	170,348
2013	168,413
5- Year Avg:	176,158
3- Year Avg:	180,676

**Graph: 2004-2018
(Per Annum)**



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Average Sales Prices

The average sales price in the Huntsville area for the year of 2018 was \$230,470, a 7.4 percent increase from the year of 2017's average sales price of \$214,641.

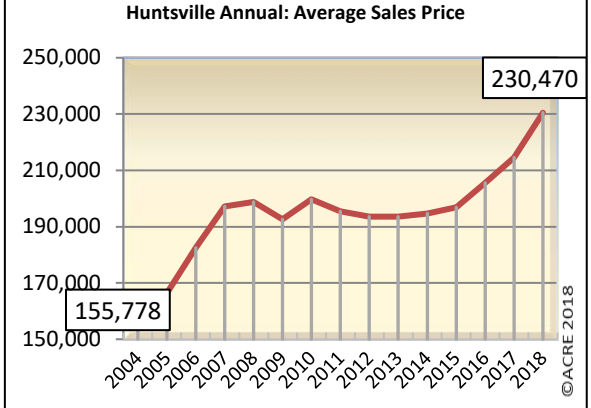
Last Year

vs. Previous Year
vs. 5-Yr Avg

2018	230,470	
2017	214,641	7.4%
13-'17	201,069	14.6%

Average Peak
Trough

2018	230,470	0.0%
2004	155,778	47.9%



ACRE Commentary

"Compared to historical data to the right, the annual average price is 12% above the 3-year annual average and 14.6% above the 5-year annual average."

Historical Average Selling Price

2017	214,641
2016	205,632
2015	196,906
2014	194,657
2013	193,507

5-Year Avg:	201,069
3-Year Avg:	205,726

Graph: 2004-2018
(Per Annum)

Days on Market (DOM)

The average number of days on the market in the Huntsville area in the year of 2018 was 57, representing a decrease of 24.2 percent from 75 days on market in the year of 2017.

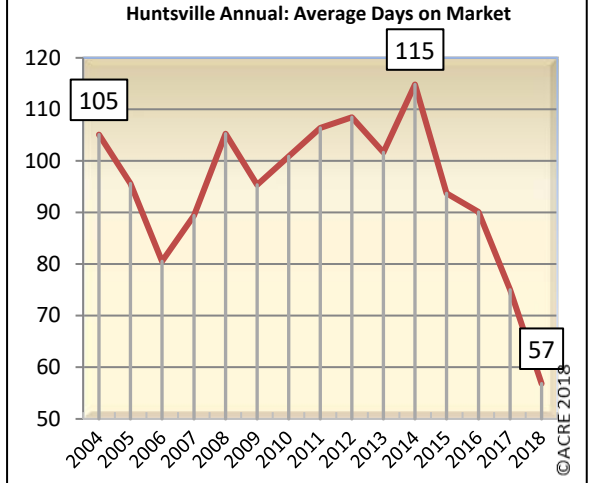
Last Year

vs. Previous Year
vs. 5-Yr Avg

2018	57	
2017	75	-24.2%
13-'17	95	-40.2%

DOM Peak
Trough

2014	115	-50.6%
2018	57	-0.3%



ACRE Commentary

"The 5-year DOM annual average ('13-'17) is 95 days, 38 days above the current results. Compared to historical data to the right, the annual DOM is 40.2% below the 5-year annual average, and 33.7% below the 3-year annual average."

Historical Average DOM

2017	75
2016	90
2015	94
2014	115
2013	102

5-Year Avg:	95
3-Year Avg:	86

Graph: 2004-2018
(Per Annum)



Market Indicators

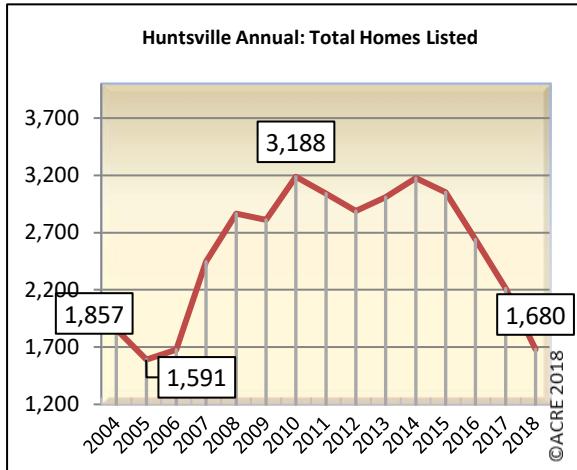
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Homes Listed for Sale

The Huntsville area's average number of residential units available for sale in the year of 2018 decreased by **533 units** when compared to the year of 2017.

<u>Last Year</u>	2018	1,680	
vs. Previous Year	2017	2,213	-24.1%
vs. 5-Yr Avg	13-'17	2,818	-40.4%
Inventory Peak	2010	3,188	-47.3%
Trough	2005	1,591	5.6%



Graph: 2004-2018
(Per Annum)

ACRE Commentary

"The 5-year inventory average ('13-'17) is 2,818 units, 1,138 units higher than the current results. Compared to historical data to the right, the number of homes listed for sale are 40.4% below the 5-year annual average, and 36.2% below the 3-year annual average."

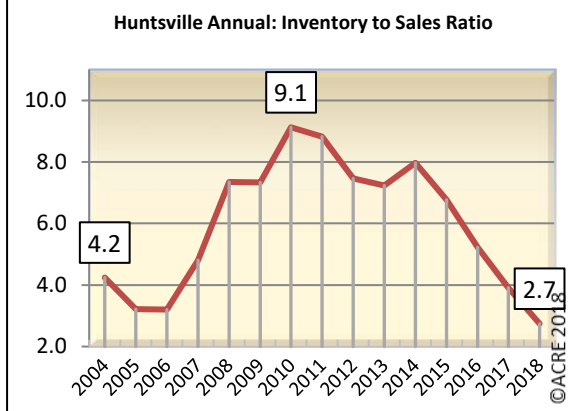
Historical Total Homes Listed

2017	2,213
2016	2,640
2015	3,050
2014	3,176
2013	3,010
5-Year Avg:	2,818
3-Year Avg:	2,634

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>	2018	2.7	
vs. Previous Year	2017	3.9	-29.7%
vs. 5-Yr Avg	13-'17	6.2	-55.9%
I/S Ratio Peak	2010	9.1	-69.9%
Trough	2018	2.7	1.6%



Graph: 2004-2018
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual supply is 49.1% below the 3-year annual average and 55.9% below the 5-year annual average."

Historical I/S Ratio

2017	3.9
2016	5.2
2015	6.8
2014	8.0
2013	7.2
5-Year Avg:	6.2
3-Year Avg:	5.3

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