

Jackson County Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

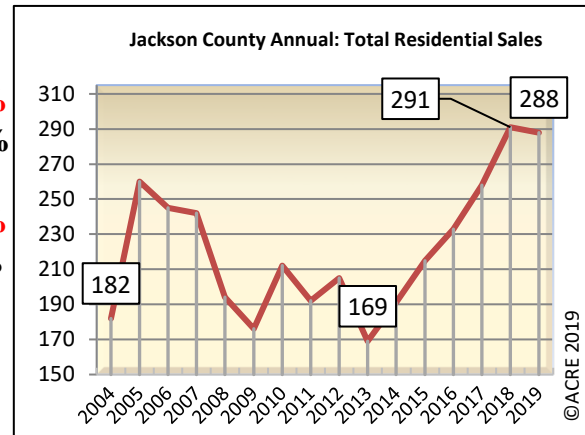
Jackson County residential sales for the year of 2019 totaled 288 units, representing an decrease of 3 transactions when compared to 291 units that were sold in the year of 2018.

Last Year

vs. Previous Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

2019	288	
2018	291	-1.0%
14-'18	238	21.2%
2018	291	-1.0%
2013	169	70.4%



**Graph: 2004-2019
(Per Annum)**

ACRE Commentary

"Compared to historical data, annual sales are 10.3% above the 3-year annual average and 21.2% above to the 5-year annual average."

Historical Home Sales

2018	291
2017	258
2016	233
2015	215
2014	191
5- Year Avg:	238
3- Year Avg:	261

Median Sales Price

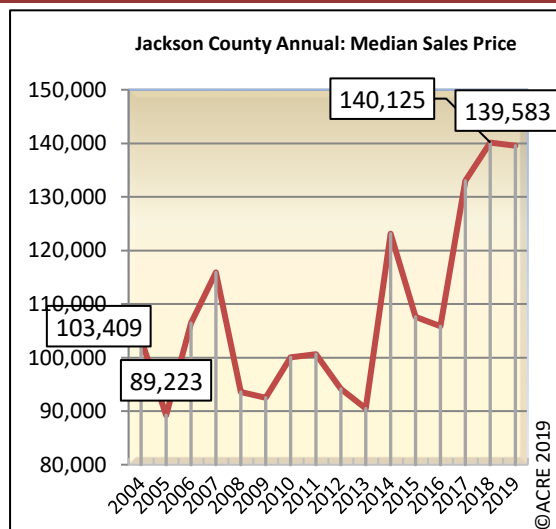
The median sales price in Jackson County for the year of 2019 was \$139,583, a 0.4% decrease from the year of 2018's median selling price of \$140,125.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Median Peak
Trough

2019	139,583	
2018	140,125	-0.4%
14-'18	121,919	14.5%
2018	140,125	-0.4%
2005	89,223	56.4%



**Graph: 2004-2019
(Per Annum)**

ACRE Commentary

"Compared to historical data to the right, the annual median price is 10.5% above the 3-year annual average and 14.5% above the 5-year annual average."

Historical Median Selling Price

2018	140,125
2017	132,958
2016	105,817
2015	107,571
2014	123,125
5- Year Avg:	121,919
3- Year Avg:	126,300



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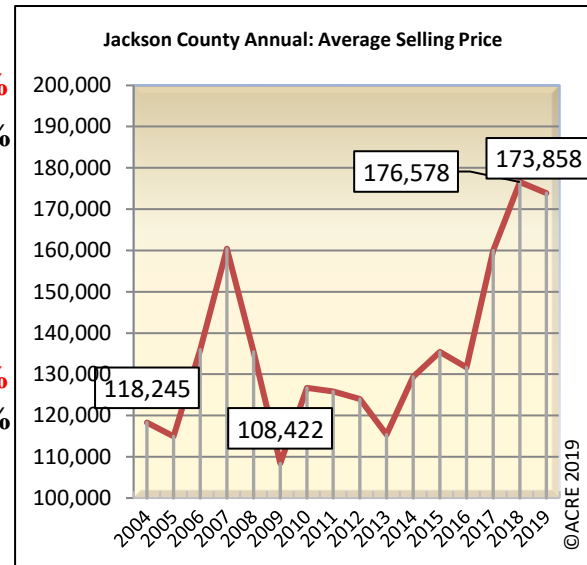
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Average Sales Prices

The average selling price in Jackson County for the year of 2019 was \$173,858, a 1.5% decrease from the year of 2018's average selling price of \$176,578.

Last Year	2019	173,858	
vs. Previous Year	2018	176,578	-1.5%
vs. 5-Yr Avg	14-'18	146,619	18.6%

Average Peak	2018	176,578	-1.5%
Trough	2009	108,422	60.4%



ACRE Commentary

"Compared to historical data to the right, the annual average price is 11.4% above the 3-year annual average and 18.6% above the 5-year annual average."

Historical Average Selling Price

2018	176,578
2017	160,027
2016	131,703
2015	135,414
2014	129,371

5-Year Avg:	146,619
3-Year Avg:	156,103

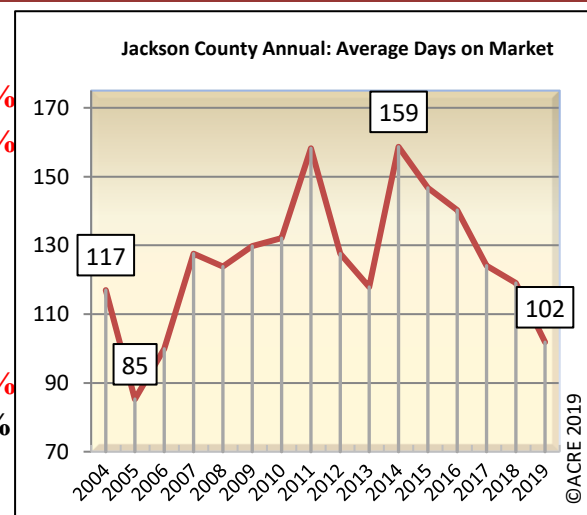
**Graph: 2004-2019
(Per Annum)**

Days on Market (DOM)

The average number of days on the market in the year of 2019 was 102, representing a decrease of 14.1% from 119 days on market in the year of 2018.

Last Year	2019	102	
vs. Previous Year	2018	119	-14.4%
vs. 5-Yr Avg	14-'18	138	-26.1%

DOM Peak	2014	159	-36.0%
Trough	2005	85	19.8%



ACRE Commentary

"The 5-year DOM average ('14-'18) for the year is 138 days, 36 days higher than current results. Compared to historical data to the right, the annual DOM is 26.1% below the 5-year annual average, and 20.3% below the 3-year average."

Historical Average DOM

2018	119
2017	124
2016	140
2015	147
2014	159

5-Year Avg:	138
3-Year Avg:	128

**Graph: 2004-2019
(Per Annum)**



Market Indicators

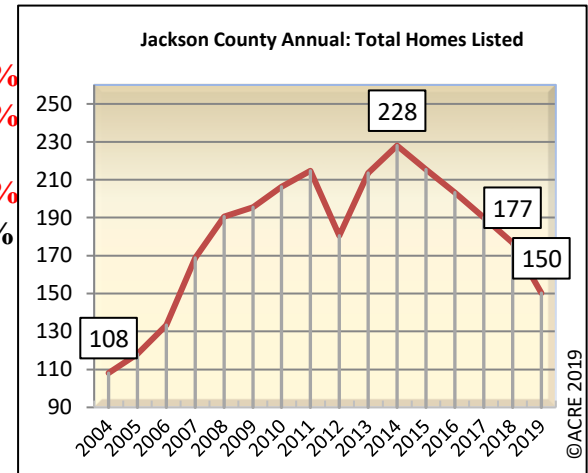
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Homes Listed for Sale

Jackson County's average number of residential units available for sale in the year of 2019 decreased by **27 units**, when compared to the year of 2018.

<u>Last Year</u>	2019	150	
vs. Previous Year	2018	177	-15.1%
vs. 5-Yr Avg	14-'18	203	-25.9%
Inventory Peak	2014	228	-34.1%
Trough	2004	108	39.0%



Graph: 2004-2019
(Per Annum)

ACRE Commentary

"The 5-year inventory average ('14-'18) is 203 units, 53 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 25.9% below the 5-year annual average, and 21.1% below the 3-year annual average."

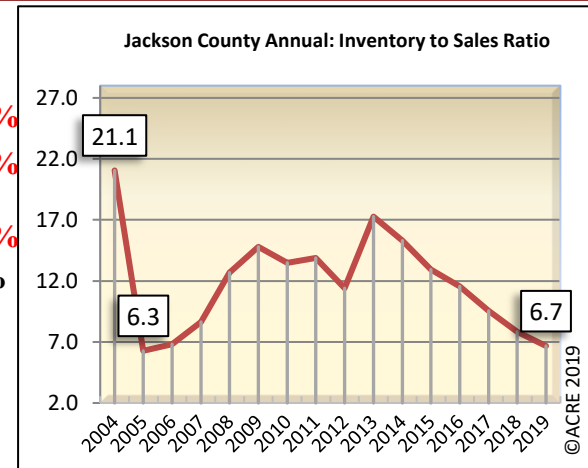
Historical Total Homes Listed

2018	177
2017	190
2016	203
2015	215
2014	228
5-Year Avg:	203
3-Year Avg:	190

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>	2019	6.7	
vs. Previous Year	2018	7.8	-14.9%
vs. 5-Yr Avg	14-'18	11.4	-41.7%
I/S Ratio Peak	2004	21.1	-68.4%
Trough	2005	6.3	5.7%



Graph: 2004-2019
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual supply is 30.2% below the 3-year annual average and 41.7% below the 5-year annual average."

Historical I/S Ratio

2018	7.8
2017	9.6
2016	11.5
2015	12.9
2014	15.3
5-Year Avg:	11.4
3-Year Avg:	9.6

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