

**Lee County Residential Real Estate: Annual Trends Report**

**Market Indicators**

**Annual Trends**

**Infographs**

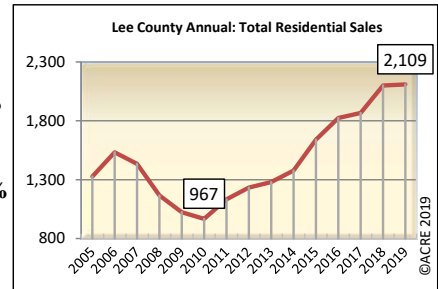
**Total Residential Sales**

Lee County residential sales for the year of 2019 totaled 2,109 units, representing an increase of 9 transactions when compared to 2,100 units that were sold in the year of 2018.

**Last Year**

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

2019	<b>2,109</b>	
2018	<b>2,100</b>	<b>0.4%</b>
14-'18	<b>1,761</b>	<b>19.7%</b>
2019	<b>2,109</b>	<b>0.0%</b>
2010	<b>967</b>	<b>118.1%</b>



Graph: 2005-2019  
(Per Annum)

**ACRE Commentary**

"Compared to historical data, annual sales are 9.3 percent above the 3-year annual average and 19.7 percent above the 5-year annual average."

**Historical Home Sales**

2018	<b>2,100</b>
2017	<b>1,867</b>
2016	<b>1,823</b>
2015	<b>1,639</b>
2014	<b>1,378</b>

<b>5- Year</b>	<b>1,761</b>
<b>3- Year Avg:</b>	<b>1,930</b>

**Median Sales Price**

The median sales price in Lee County for the year of 2019 was \$247,666, an 4.4 percent increase from the year of 2018's median sales price of \$237,310.

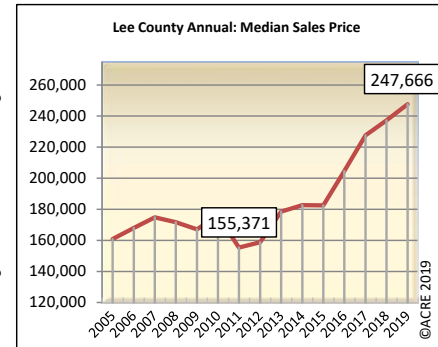
**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

2019	<b>247,666</b>	
2018	<b>237,310</b>	<b>4.4%</b>
14-'18	<b>206,945</b>	<b>19.7%</b>

Median Peak  
Trough

2019	<b>247,666</b>	<b>0.0%</b>
2005	<b>155,371</b>	<b>59.4%</b>



Graph: 2005-2019  
(Per Annum)

**ACRE Commentary**

"Compared to historical data to the right, the annual median price is 10.9 percent above the 3-year annual average and 19.7 percent above the 5-year annual average."

**Historical Median Selling Price**

2018	<b>237,310</b>
2017	<b>227,674</b>
2016	<b>204,567</b>
2015	<b>182,509</b>
2014	<b>182,664</b>

<b>5- Year Avg:</b>	<b>206,945</b>
<b>3- Year Avg:</b>	<b>223,183</b>



Find a local professional:  
[www.leecorealtors.org](http://www.leecorealtors.org)



Report Compliments of:  
ACRE Corporate Cabinet



©ACRE 2019  
Page 1 of 3

**Market Indicators**

**Annual Trends**

**Infographs**

**Average Sales Prices**

The average sales price in Lee County for the year of 2019 was \$270,401, a 4.6 percent increase from the year of 2018's average sales price of \$258,441.

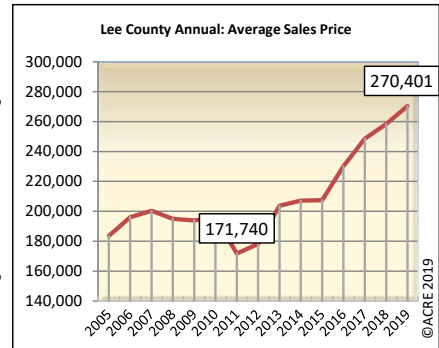
**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

2019	<b>270,401</b>	
2018	<b>258,441</b>	<b>4.6%</b>
14-'18	<b>230,300</b>	<b>17.4%</b>

**Average Peak**  
**Trough**

2018	<b>258,441</b>	<b>4.6%</b>
2004	<b>164,467</b>	<b>64.4%</b>



Graph: 2005-2019  
(Per Annum)

**ACRE Commentary**

"Compared to historical data to the right, the annual average price is 10.1 percent above the 3-year annual average and 17.4 percent above the 5-year annual average."

**Historical Average Selling Price**

2018	<b>258,441</b>
2017	<b>248,629</b>
2016	<b>230,033</b>
2015	<b>207,350</b>
2014	<b>207,044</b>

<b>5-Year Avg:</b>	<b>230,300</b>
<b>3-Year Avg:</b>	<b>245,701</b>

**Days on Market (DOM)**

The average number of days on the market in the year of 2019 was 75 days, representing an increase of 20.9 percent from 62 days on market in the year of 2018.

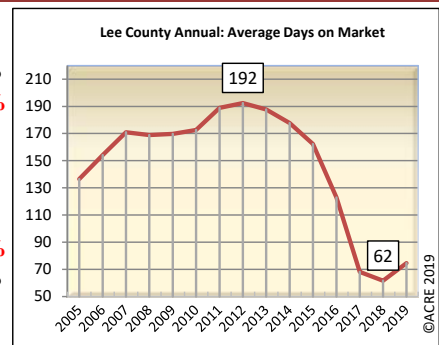
**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

2019	<b>75</b>	
2018	<b>62</b>	<b>20.9%</b>
14-'18	<b>119</b>	<b>-37.1%</b>

**DOM Peak**  
**Trough**

2012	<b>192</b>	<b>-61.2%</b>
2018	<b>62</b>	<b>20.3%</b>



Graph: 2005-2019  
(Per Annum)

**ACRE Commentary**

"The 5-year annual DOM average ('14-'18) is 119 days on the market, 44 days higher than the current results. Compared to historical data to the right, the annual DOM average is 37.1 percent below the 5-year annual average and 10.7 percent below the 3-year annual average."

**Historical Average DOM**

2018	<b>62</b>
2017	<b>68</b>
2016	<b>123</b>
2015	<b>162</b>
2014	<b>178</b>

<b>5-Year Avg:</b>	<b>119</b>
<b>3-Year Avg:</b>	<b>84</b>



Find a local professional:  
[www.leecorealtors.org](http://www.leecorealtors.org)



Report Compliments of:  
ACRE Corporate Cabinet



©ACRE 2019  
Page 2 of 3

**Market Indicators**

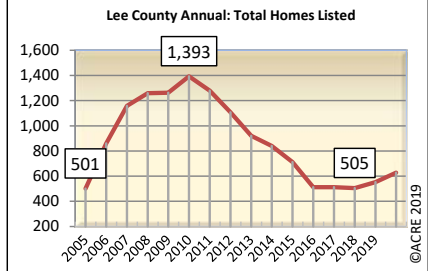
**Annual Trends**

**Infographs**

**Homes Listed for Sale**

Lee County's average number of residential units available for sale in the year of 2019 increased by **74 units** when compared to the year of 2018.

<b>Last Year</b>	2019	<b>627</b>	
vs. Previous Year	2018	<b>553</b>	<b>13.5%</b>
vs. 5-Yr Avg	14-'18	<b>624</b>	<b>0.5%</b>
<b>Inventory Peak</b>	2010	<b>1,393</b>	<b>-55.0%</b>
<b>Trough</b>	2018	<b>505</b>	<b>24.2%</b>



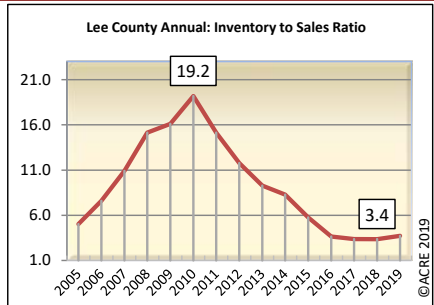
**Graph: 2005-2019**  
**(Per Annum)**

<b>ACRE Commentary</b>	<b>Historical Total Homes Listed</b>	
"The 5-year annual inventory average ('14-'18) is 624 units, 3 units lower than the current results. Compared to historical data to the right, the number of homes listed for sale is 0.5 percent above the 5-year annual average and 19.8 percent below the 3-year annual average."	2018	<b>553</b>
	2017	<b>505</b>
	2016	<b>512</b>
	2015	<b>712</b>
	2014	<b>840</b>
	<b>5-Year Avg:</b>	<b>624</b>
	<b>3-Year Avg:</b>	<b>523</b>

**Inventory-to-Sales Ratio**

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

<b>Last Year</b>	2019	<b>3.7</b>	
vs. Previous Year	2018	<b>3.4</b>	<b>10.7%</b>
vs. 5-Yr Avg	14-'18	<b>4.9</b>	<b>-24.0%</b>
<b>I/S Ratio Peak</b>	2010	<b>19.2</b>	<b>-80.7%</b>
<b>Trough</b>	2018	<b>3.4</b>	<b>9.2%</b>



**Graph: 2005-2019**  
**(Per Annum)**

<b>ACRE Commentary</b>	<b>Historical I/S Ratio</b>	
"Compared to historical data to the right, the annual supply is 5.7 percent above the 3-year annual average and 24.0 percent below the 5-year annual average."	2018	<b>3.4</b>
	2017	<b>3.4</b>
	2016	<b>3.6</b>
	2015	<b>5.8</b>
	2014	<b>8.3</b>
	<b>5-Year Avg:</b>	<b>4.9</b>
	<b>3-Year Avg:</b>	<b>3.5</b>

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.culverhouse.ua.edu](http://www.acre.culverhouse.ua.edu).



Find a local professional:  
[www.leecorealtors.org](http://www.leecorealtors.org)



Report Compliments of:  
ACRE Corporate Cabinet



©ACRE 2019  
Page 3 of 3