

Mobile Area Residential Real Estate: Annual Trends Report

Market Indictaors

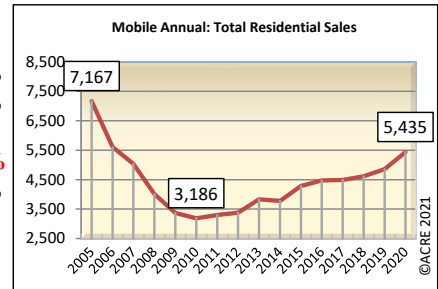
Annual Trends

Infographs

Total Residential Sales

Mobile area residential sales for the year of 2020 totaled 5,435 units, representing an increase of 11.9% when compared to 4,858 units that were sold in the year of 2019.

<u>Last Year</u>	2020	5,435	
vs. Previous Year	2019	4,858	11.9%
vs. 5-Yr Avg	15-'19	4,543	19.6%
vs. Peak	2005	7,167	-24.2%
vs. Trough	2010	3,186	70.6%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 16.8% above the 3-year annual average and 19.6% above the 5-year annual average."

Historical Home Sales

2019	4,858
2018	4,613
2017	4,491
2016	4,470
2015	4,284

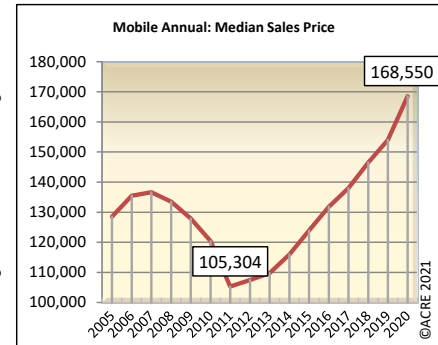
5- Year Avg:	4,543
3- Year Avg:	4,654

Median Sales Price

The median sales price in the Mobile area for the year of 2020 was \$168,550, a 9.5% increase from the year of 2019's median sales price of \$153,974.

<u>Last Year</u>	2020	168,550	
vs. Previous Year	2019	153,974	9.5%
vs. 5-Yr Avg	15-'19	138,853	21.4%

Median Peak	2020	168,550	0.0%
Trough	2011	105,304	60.1%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median sales price is 15.3% above the 3-year annual average and 21.4% above the 5-year annual average."

Historical Median Selling Price

2019	153,974
2018	146,496
2017	138,038
2016	131,798
2015	123,958

5- Year Avg:	138,853
3- Year Avg:	146,169



Market Indicators

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Average Sales Prices

The average sales price in the Mobile area for the year of 2020 was \$195,707, a 10.8% increase from the year of 2019's average sales price of \$176,596.

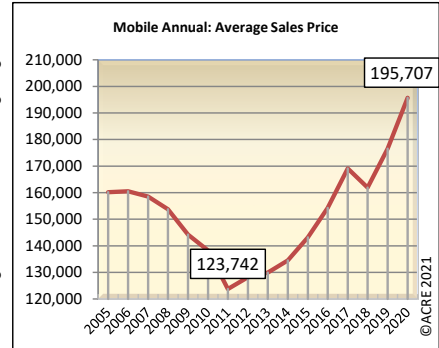
Last Year

vs. Previous Year
vs. 5-Yr Avg

2020	195,707	
2019	176,599	10.8%
15-'19	161,001	21.6%

**Average Peak
Trough**

2020	195,707	0.0%
2011	123,742	58.2%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 15.7% above the 3-year annual average and 21.6% above the 5-year annual average."

Historical Average Selling Price

2019	176,569
2018	161,928
2017	169,095
2016	154,252
2015	143,164

5-Year Avg:	161,001
3-Year Avg:	169,197

Days on Market (DOM)

The average number of days on the market in the Mobile area in the year of 2020 was 52, representing a decrease of 13.9% from 60 days on market in the year of 2019.

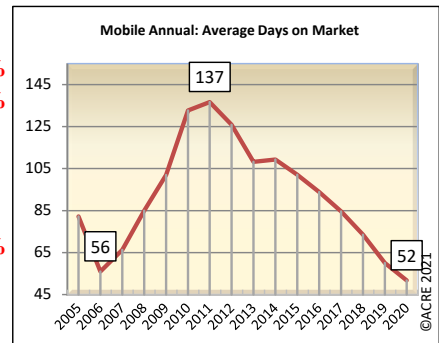
Last Year

vs. Previous Year
vs. 5-Yr Avg

2020	52	
2019	60	-13.9%
15-'19	83	-37.5%

**DOM Peak
Trough**

2011	137	-62.1%
2020	52	-0.5%



Graph: 2005-2020
(Per Annum)

ACRE Commentary

"The 5-year DOM annual average ('15-'19) is 83 days, 31 days higher than the current results. Compared to historical data to the right, the annual DOM is 37.5% below the 5-year annual average, and 28.8% below the 3-year average."

Historical Average DOM

2019	60
2018	74
2017	85
2016	94
2015	102

5-Year Avg:	83
3-Year Avg:	73



Market Indicators

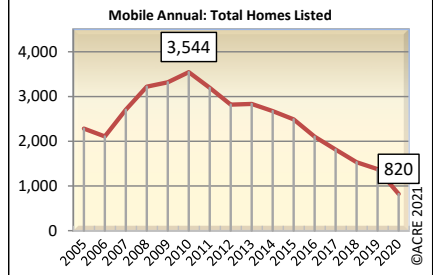
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Homes Listed for Sale

The Mobile area's average number of residential units available for sale in the year of 2020 decreased by 40.3% when compared to the year of 2019.

<u>Last Year</u>	2020	820	
vs. Previous Year	2019	1,374	-40.3%
vs. 5-Yr Avg	15-'19	1,861	-55.9%
Inventory Peak	2010	3,544	-76.9%
Trough	2020	820	0.1%



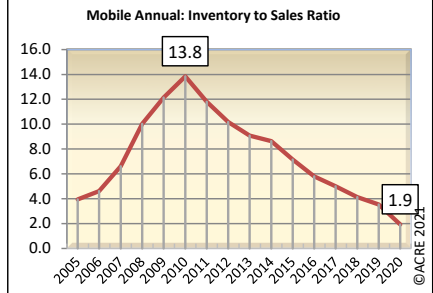
Graph: 2005-2020
(Per Annum)

<u>ACRE Commentary</u>	<u>Historical Total Homes Listed</u>	
"The 5-year annual inventory average ('15-'19) is 1,861 units, 1,041 units higher than the current results. Compared to historical data to the right, the number of homes listed for sale is 55.9% below the 5-year annual average, and 47.9% below the 3-year average."	2019	1,374
	2018	1,531
	2017	1,813
	2016	2,100
	2015	2,488
	5-Year Avg:	1,861
	3-Year Avg:	1,573

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).

<u>Last Year</u>	2020	1.9	
vs. Previous Year	2019	3.5	-45.3%
vs. 5-Yr Avg	15-'19	5.1	-62.3%
I/S Ratio Peak	2010	13.8	-86.0%
Trough	2020	1.9	1.7%

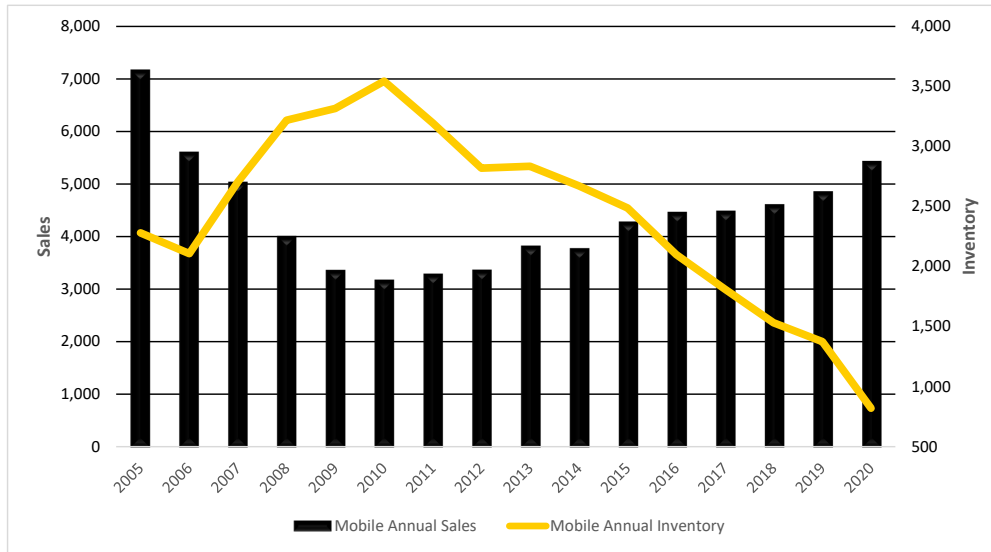


Graph: 2005-2020
(Per Annum)

<u>ACRE Commentary</u>	<u>Historical I/S Ratio</u>	
"Compared to historical data to the right, the annual supply is 54.8% below the 3-year annual average and 62.3% below the 5-year annual average."	2019	3.5
	2018	4.1
	2017	5.0
	2016	5.8
	2015	7.2
	5-Year Avg:	5.1
	3-Year Avg:	4.2

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.





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