

**Phenix City Residential Real Estate: Annual Trends Report**

**Market Indicators**

**Annual Trends**

**Infographs**

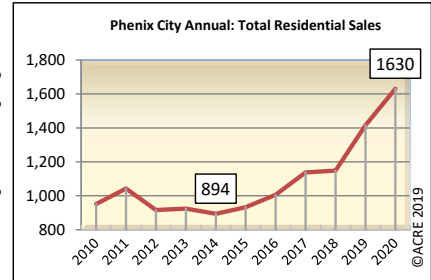
**Total Residential Sales**

Phenix City residential sales for the year of 2020 totaled 1,630 units, representing an increase of 214 transactions when compared to 1,416 units that were sold in the year of 2019.

**Last Year**

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

2020	1,630	
2019	1,416	15.1%
15-19	1,128	44.5%
2020	1,630	0.0%
2014	894	82.3%



Graph: 2010-2020  
(Per Annum)

**ACRE Commentary**

"Compared to historical data, annual sales are 32 percent above the 3-year annual average and 44.5 percent above the 5-year annual average."

**Historical Home Sales**

2019	1,416
2018	1,148
2017	1,138
2016	1,006
2015	933

5- Year Avg:	1,128
3- Year Avg:	1,234

**Median Sales Price**

The median sales price in Phenix City for the year of 2020 was \$184,642, a 9.2 percent increase from the year of 2019's median selling price of \$169,088.

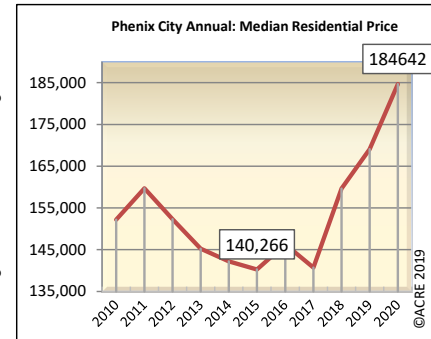
**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

2020	184,642	
2019	169,088	9.2%
15-19	151,208	22.1%

Median Peak  
Trough

2020	184,642	0.0%
2015	140,266	31.6%



Graph: 2010-2020  
(Per Annum)

**ACRE Commentary**

"Compared to historical data to the right, the annual median price is 18 percent above the 3-year annual average and 22.1 percent above the 5-year annual average."

**Historical Median Selling Price**

2019	169,088
2018	159,661
2017	140,719
2016	146,306
2015	140,266

5- Year Avg:	151,208
3- Year Avg:	156,489



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**Average Sales Prices**

The average selling price in Phenix City for the year of 2020 was \$197,123, a 11.1 percent increase from the year of 2019's average selling price of \$177,425.

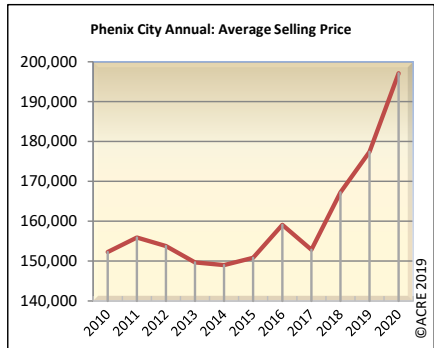
**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

2020	<b>197,123</b>	
2019	<b>177,425</b>	<b>11.1%</b>
15-19	<b>161,503</b>	<b>22.1%</b>

**Average Peak  
Trough**

2019	<b>167,273</b>	<b>17.8%</b>
2004	<b>112,625</b>	<b>75.0%</b>



Graph: 2010-2020  
(Per Annum)

**ACRE Commentary**

"Compared to historical data to the right, the annual average price is 18.9 percent above the 3-year annual average and 22.1 percent above the 5-year annual average."

**Historical Average Selling Price**

2019	<b>177,425</b>
2018	<b>167,273</b>
2017	<b>152,873</b>
2016	<b>159,115</b>
2015	<b>150,830</b>

<b>5-Year Avg:</b>	<b>161,503</b>
<b>3-Year Avg:</b>	<b>165,857</b>

**Days on Market (DOM)**

The average number of days on the market in the year of 2020 was 63, representing a decrease of 39.4 percent from 104 days on market in the year of 2019.

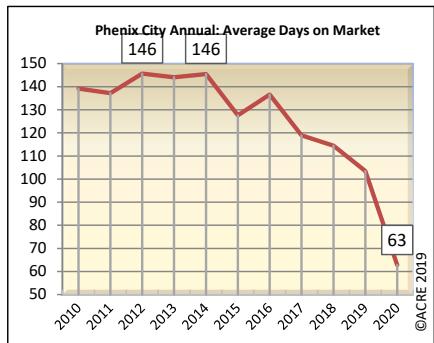
**Last Year**

vs. Previous Year  
vs. 5-Yr Avg

2020	<b>63</b>	
2019	<b>104</b>	<b>-39.4%</b>
15-19	<b>120</b>	<b>-47.8%</b>

**DOM Peak  
Trough**

2014	<b>146</b>	<b>-56.9%</b>
2020	<b>63</b>	<b>-0.4%</b>



Graph: 2010-2020  
(Per Annum)

**ACRE Commentary**

"The 5-year DOM average ('5-19) for the year is 120 days, 57 day higher than the current results. Compared to historical data to the right, the annual DOM is 47.8 percent below the 5-year annual average, and 44 percent below the 3-year annual average."

**Historical Average DOM**

2019	<b>104</b>
2018	<b>114</b>
2017	<b>119</b>
2016	<b>137</b>
2015	<b>128</b>

<b>5-Year Avg:</b>	<b>120</b>
<b>3-Year Avg:</b>	<b>112</b>



### Market Indicators

### Annual Trends

### Infographs

#### Homes Listed for Sale

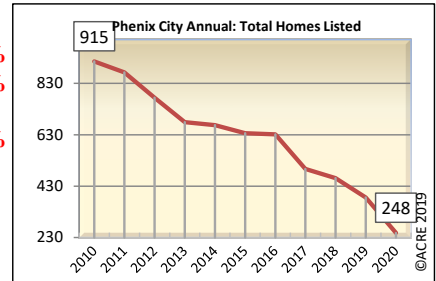
Phenix City's average number of residential units available for sale in the year of 2019 decreased by **138 units**, when compared to the year of 2019.

#### Last Year

vs. Previous Year  
vs. 5-Yr Avg

#### Inventory Peak Trough

2020	248	
2019	386	-35.7%
15-19	522	-52.5%
2010	915	-72.9%
2020	248	0.0%



Graph: 2010-2020  
(Per Annum)

#### ACRE Commentary

"The 5-year inventory average ('15-19) is 522 units, 274 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 52.5 percent below the 5-year annual average, and 44.6 percent below the 3-year annual average."

#### Historical Total Homes Listed

2019	386
2018	461
2017	497
2016	632
2015	636

5-Year Avg:	522
3-Year Avg:	448

#### Inventory-to-Sales Ratio

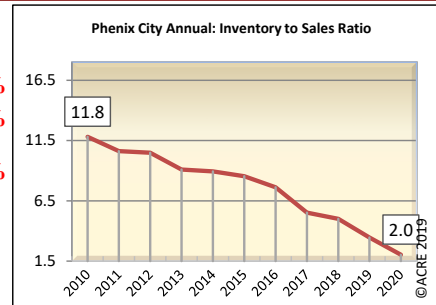
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply (Market considered to be in balance at approximately 6 months).

#### Last Year

vs. Previous Year  
vs. 5-Yr Avg

#### I/S Ratio Peak Trough

2020	2.0	
2019	3.5	-41.3%
15-19	6.0	-66.3%
2010	11.8	-82.8%
2020	2.0	1.5%



Graph: 2010-2020  
(Per Annum)

#### ACRE Commentary

"Compared to historical data to the right, the annual supply is 57.4 percent below the 3-year annual average and 66.3 percent below the 5-year annual average."

#### Historical I/S Ratio

2019	3.5
2018	5.0
2017	5.5
2016	7.6
2015	8.5

5-Year Avg:	6.0
3-Year Avg:	4.7

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

