

Talladega County Residential Real Estate: Annual Trends Report

Market Indicators

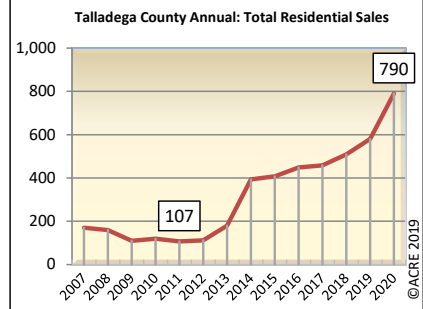
Annual Trends

Infographs

Total Residential Sales

Talladega County residential sales for the year of 2020 totaled 790 units, representing an increase of 36.2% when compared to one year ago.

Last Year	2020	790	
vs. Previous Year	2019	580	36.2%
vs. 5-Yr Avg	15-'19	481	64.4%
vs. Peak	2020	790	0.0%
vs. Trough	2011	107	638.3%



**Graph: 2007-2020
(Per Annum)**

ACRE Commentary

"Compared to historical data, annual sales are 53.1% above the 3-year annual average and 64.4% above the 5-year annual average."

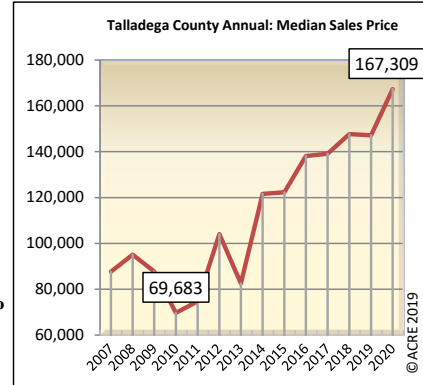
Historical Home Sales

2019	580
2018	509
2017	458
2016	448
2015	408
5- Year Avg:	481
3- Year Avg:	516

Median Sales Price

The median sales price in Talladega County for the year of 2020 was \$167,309, a 13.7% increase from one year ago.

Last Year	2020	167,309	
vs. Previous Year	2019	147,201	13.7%
vs. 5-Yr Avg	15-'19	138,867	20.5%
Median Peak	2020	167,309	0.0%
Trough	2010	69,683	140.1%



**Graph: 2007-2020
(Per Annum)**

ACRE Commentary

"Compared to historical data to the right, the annual median price is 15.7% above the 3-year annual average and 20.5% above the 5-year annual average."

Historical Median Selling Price

2019	147,201
2018	147,671
2017	139,096
2016	138,085
2015	122,283
5- Year Avg:	138,867
3- Year Avg:	144,656



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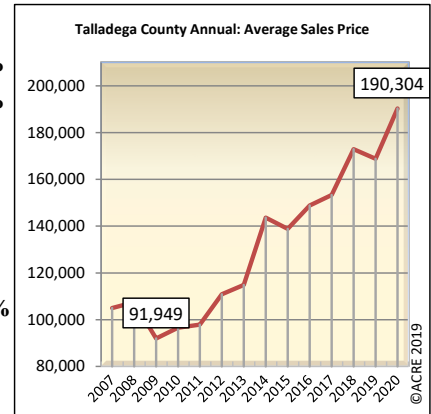
Annual Trends

Average Sales Prices

The average sales price in Talladega County for the year of 2020 was \$190,304, a 12.7% increase from one year ago.

Last Year	2020	190,304	
vs. Previous Year	2019	168,837	12.7%
vs. 5-Yr Avg	15-'19	156,556	21.6%

Average Peak	2020	190,304	0.0%
Trough	2009	91,949	107.0%



Graph: 2007-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 15.3% above the 3-year annual average and 21.6% above the 5-year annual average."

Historical Average Selling Price

2019	168,837
2018	172,878
2017	153,365
2016	148,829
2015	138,870

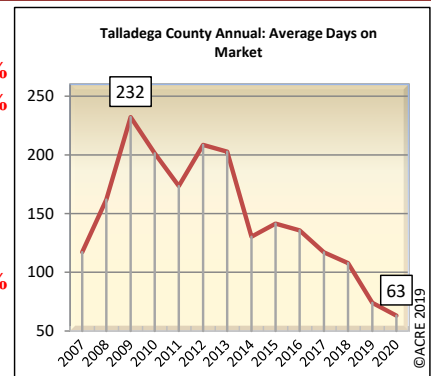
5-Year Avg:	156,556
3-Year Avg:	165,027

Days on Market (DOM)

The average number of days on the market in the year of 2020 was 63, representing a decrease of 14.8% from one year ago.

Last Year	2020	63	
vs. Previous Year	2019	74	-14.8%
vs. 5-Yr Avg	15-'19	115	-45.2%

DOM Peak	2009	232	-72.8%
Trough	2020	63	0.1%



Graph: 2007-2020
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('15-'19) is 115 days, 52 days higher than current results. Compared to historical data to the right, the annual DOM is 45.2% below the 5-year annual average, and 37% below the 3-year annual average."

Historical Average DOM

2019	74
2018	108
2017	117
2016	136
2015	142

5-Year Avg:	115
3-Year Avg:	100



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Annual Trends

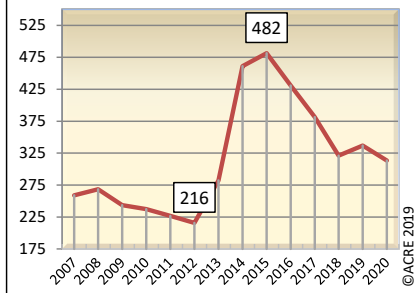
Infographs

Homes Listed for Sale

Talladega County's average number of residential units available for sale in the year of 2020 decreased by 6.9% when compared to one year ago.

Last Year	2020	314	
vs. Previous Year	2019	337	-6.9%
vs. 5-Yr Avg	15-'19	390	-19.7%
Inventory Peak	2015	482	-34.9%
Trough	2012	216	45.2%

Talladega County Annual: Total Homes Listed



Graph: 2007-2020
(Per Annum)

ACRE Commentary

"The 5-year inventory average ('15-'19) is 390 units, 76 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 19.7% below the 5-year annual average, and 38.2% below the 3-year annual average."

Historical Total Homes Listed

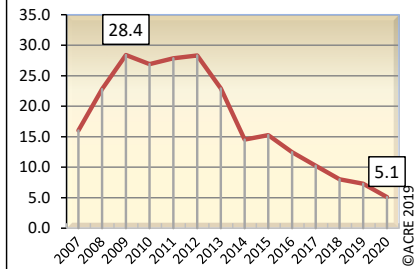
2019	337
2018	321
2017	381
2016	431
2015	482
5-Year Avg:	390
3-Year Avg:	346

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	2020	5.1	
vs. Previous Year	2019	7.3	-30.1%
vs. 5-Yr Avg	15-'19	10.7	-52.2%
I/S Ratio Peak	2009	28.4	-82.1%
Trough	2020	5.1	0.0%

Talladega County Annual: Inventory to Sales Ratio



Graph: 2007-2020
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual supply is 40% below the 3-year annual average and 52.2% below the 5-year annual average."

Historical I/S Ratio

2019	7.3
2018	8.0
2017	10.2
2016	12.5
2015	15.3
5-Year Avg:	10.7
3-Year Avg:	8.5

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.

