

Birmingham Metro* Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

Birmingham residential sales for the year of 2019 totaled 16,228 units, representing an increase of 384 transactions when compared to 15,844 units that were sold in the year of 2018.

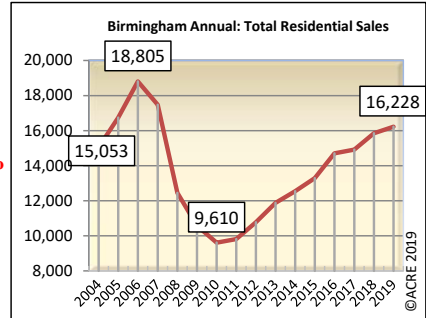
*Birmingham Metro Area includes; Blount, Jefferson, Shelby, and St. Clair Counties.

Last Year

vs. Previous Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

2019	16,228		
2018	15,844	2.4%	
'14-'18	14,259	13.8%	
2006	18,805	-13.7%	
2010	9,610	68.9%	



Graph: 2004-2019
(Per annum)

ACRE Commentary

"Compared to historical data, annual sales are 7.1% above the 3-year annual average and 13.8% above the 5-year annual average."

Historical Home Sales

2018	15,844
2017	14,915
2016	14,705
2015	13,294
2014	12,539

5- Year Avg:	14,259
3- Year Avg:	15,155

Median Sales Price

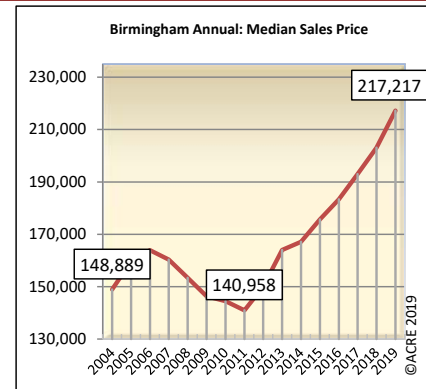
The median sales price in Birmingham for the year of 2019 was \$217,217 a 7.0% increase from the year of 2018s median sales price of \$203,038.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Median Peak
Trough

2019	217,217		
2018	203,038	7.0%	
'14-'18	184,457	17.8%	
2011	140,958	54.1%	



Graph: 2004-2019
(Per annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 10.1% above the 3-year annual average and 17.8% above the 5-year annual average."

Historical Median Selling Price

2018	203,038
2017	193,025
2016	183,396
2015	175,658
2014	167,169

5- Year Avg:	184,457
3- Year Avg:	193,153



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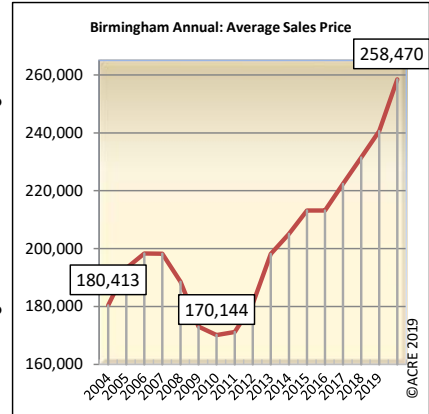
Infographs

Average Sales Prices

The average sales price in Birmingham for the year of 2019 was \$258,470 a 7.4% increase from the year of 2018's average sales price of \$240,618.

Last Year	2019	258,470	
vs. Previous Year	2018	240,618	7.4%
vs. 5-Yr Avg	'14-'18	222,558	16.1%

Average Peak	2019	258,470	0.0%
Trough	2010	170,144	51.9%



Graph: 2004-2019
(Per annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 11.7% above the 3-year annual average and 20.1% above the 5-year annual average."

Historical Average Selling Price

2018	240,618
2017	231,459
2016	222,387
2015	213,194
2014	205,132

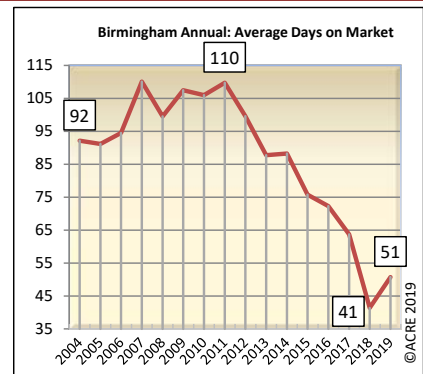
5-Year Avg:	214,307
3-Year Avg:	231,488

Days on Market (DOM)

The average number of days on the market in the year of 2019 was 51 days, representing an 22.6% increase from 41 days on market in the year of 2018.

Last Year	2019	51	
vs. Previous Year	2018	41	22.6%
vs. 5-Yr Avg	'14-'18	68	-25.7%

DOM Peak	2011	110	-53.9%
Trough	2018	41	23.8%



Graph: 2004-2019
(Per annum)

ACRE Commentary

"The 5-year DOM average ('14-'18) is 68 days on the market, which is 17 days higher than current results. Compared to historical data to the right, the annual DOM is 25.0% below the 5-year annual average and 13.6% below the 3-year average."

Historical Average DOM

2018	41
2017	64
2016	72
2015	76
2014	88

5-Year Avg:	68
3-Year Avg:	59



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Homes Listed for Sale

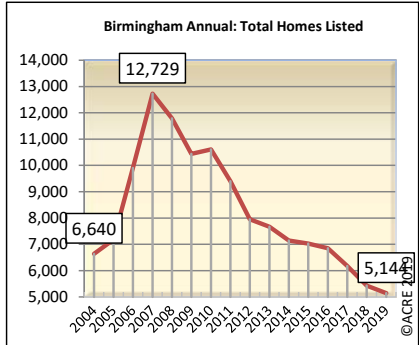
Birmingham's average number of residential units available for sale in the year of 2019 decreased by **283 units**, when compared to the year of 2018.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Inventory Peak
Trough

2019	5,144	
2018	5,427	-5.2%
'14-'18	6,526	-21.2%
2007	12,729	-59.6%
2019	5,144	0.0%



ACRE Commentary	Historical Total Homes Listed	
"The 5-year inventory average ('14-'18) is 6,526 units, which is 1,382 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 21.2% below the 5-year annual average and 16.4% below the 3-year annual average."	2018	5,427
	2017	6,174
	2016	6,852
	2015	7,032
	2014	7,145
	5-Year Avg:	6,526
	3-Year Avg:	6,151

Graph: 2004-2019
(Per annum)

Inventory-to-Sales Ratio

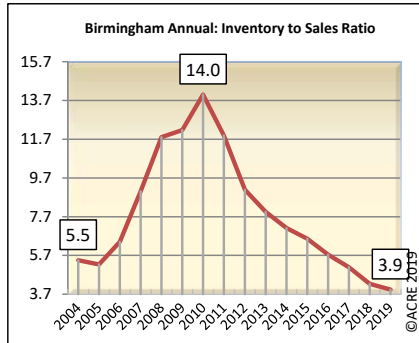
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply. The market is considered to be in balance at approximately 6 months.

Last Year

vs. Previous Year
vs. 5-Yr Avg

I/S Ratio Peak
Trough

2019	3.9	
2018	4.2	-7.0%
'14-'18	5.7	-31.5%
2010	14.0	-71.9%
2019	4.2	-6.2%



ACRE Commentary	Historical I/S Ratio	
"Compared to historical data to the right, the annual supply is 22.0% below the 3-year annual average and 31.6% below the 5-year annual average."	2018	4.2
	2017	5.1
	2016	5.7
	2015	6.6
	2014	7.1
	5-Year Avg:	5.7
	3- Year Avg:	5.0

Graph: 2004-2019
(Per annum)

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