

Birmingham Metro* Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

Birmingham residential sales for the year of 2020 totaled 17,683 units, representing an increase of 9% transactions when compared to 16,228 units that were sold in the year of 2019.

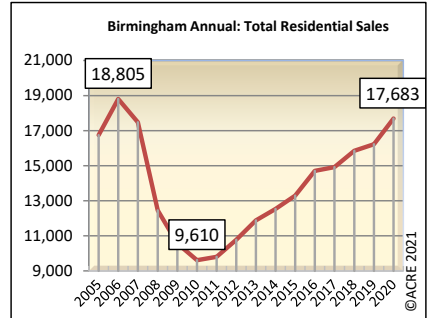
*Birmingham Metro Area includes; Blount, Jefferson, Shelby, and St. Clair Counties.

Last Year

vs. Previous Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

2020	17,683		
2019	16,228	9.0%	
15-'19	14,997	17.9%	
2006	18,805	-6.0%	
2010	9,610	84.0%	



Graph: 2005-2020
(Per annum)

ACRE Commentary

"Compared to historical data, annual sales are 12.9% above the 3-year annual average and 17.91% above the 5-year annual average."

Historical Home Sales

2019	16,228
2018	15,844
2017	14,915
2016	14,705
2015	13,294

5- Year Avg:	14,997
3- Year Avg:	15,662

Median Sales Price

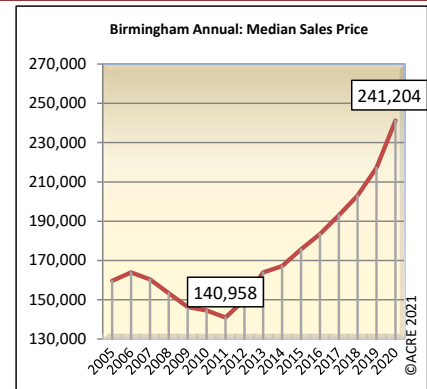
The median sales price in Birmingham for the year of 2020 was \$241,204 a 11.0% increase from the year of 2019's median sales price of \$217,217.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Median Peak
Trough

2020	241,204		
2019	217,217	11.0%	
15-'19	194,467	24.0%	
2020	241,204	0.0%	
2011	140,958	71.1%	



Graph: 2005-2020
(Per annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 17.99% above the 3-year annual average and 24.03% above the 5-year annual average."

Historical Median Selling Price

2019	217,217
2018	203,038
2017	193,025
2016	183,396
2015	175,658

5- Year Avg:	194,467
3- Year Avg:	204,427



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Market Indicators

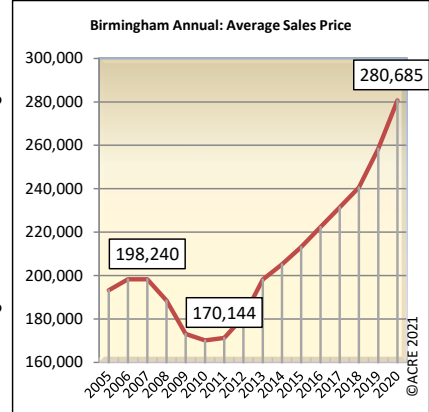
Annual Trends

Average Sales Prices

The average sales price in Birmingham for the year of 2020 was \$280,685 a 8.6% increase from the year of 2019's average sales price of \$258,470.

Last Year	2020	280,685	
vs. Previous Year	2019	258,470	8.6%
vs. 5-Yr Avg	15-'19	233,225	20.3%

Average Peak	2020	280,685	0.0%
Trough	2010	170,144	65.0%



Graph: 2005-2020
(Per annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 15.26% above the 3-year annual average and 30.97% above the 5-year annual average."

Historical Average Selling Price

2019	258,470
2018	240,618
2017	231,459
2016	222,387
2015	213,194

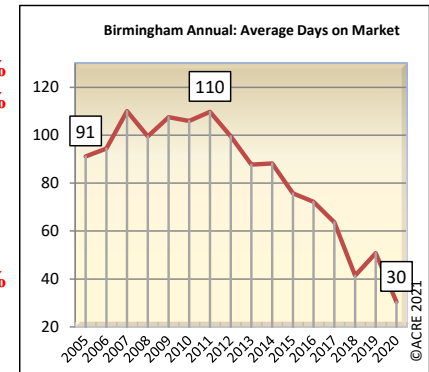
5-Year Avg:	225,415
3-Year Avg:	243,516

Days on Market (DOM)

The average number of days on the market in the year of 2020 was 30 days, representing an 40.1% decrease from 51 days on market in the year of 2019.

Last Year	2020	30	
vs. Previous Year	2019	51	-40.1%
vs. 5-Yr Avg	15-'19	61	-49.9%

DOM Peak	2011	110	-72.4%
Trough	2020	30	1.4%



Graph: 2005-2020
(Per annum)

ACRE Commentary

"The 5-year DOM average ('15-'19) is 61 days on the market, which is 31 days higher than current results. Compared to historical data to the right, the annual DOM is 51.0% below the 5-year annual average and 42% below the 3-year average."

Historical Average DOM

2019	51
2018	41
2017	64
2016	72
2015	76

5-Year Avg:	61
3-Year Avg:	52



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Infographs

Homes Listed for Sale

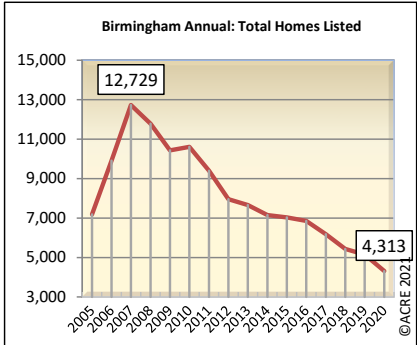
Birmingham's average number of residential units available for sale in the year of 2020 decreased by 16.2%, when compared to the year of 2019.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Inventory Peak
Trough

2020	4,313	
2019	5,144	-16.2%
15-'19	6,126	-29.6%
2007	12,729	-66.1%
2020	4,313	0.0%



ACRE Commentary	Historical Total Homes Listed	
"The 5-year inventory average ('15-'19) is 6,126 units, which is 1,813 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 29.6% below the 5-year annual average and 16.15% below the 3-year annual average."	2019	5,144
	2018	5,427
	2017	6,174
	2016	6,852
	2015	7,032
	5-Year Avg:	6,126
	3-Year Avg:	5,144

Graph: 2005-2020
(Per annum)

Inventory-to-Sales Ratio

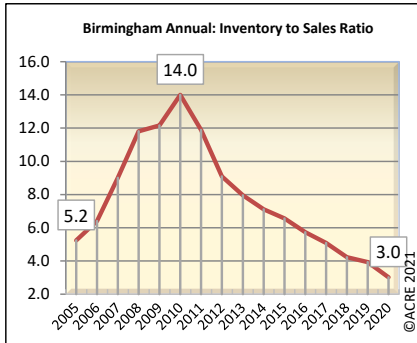
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply. The market is considered to be in balance at approximately 6 months.

Last Year

vs. Previous Year
vs. 5-Yr Avg

I/S Ratio Peak
Trough

2020	3.0	
2019	3.9	-23.4%
15-'19	5.1	-41.0%
2010	14.0	-78.4%
2020	3.9	-22.6%



ACRE Commentary	Historical I/S Ratio	
"Compared to historical data to the right, the annual supply is 32.0% below the 3-year annual average and 31.7% below the 5-year annual average."	2019	3.9
	2018	4.2
	2017	5.1
	2016	5.7
	2015	6.6
	5-Year Avg:	5.1
	3-Year Avg:	4.4

Graph: 2005-2020
(Per annum)

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