Historical data indicates that April residential sales on average ('16-'21) increased 0.7% from March. The current month's sales decreased 12.8% from the prior month.

Historical data indicates that the April median sales price on average ('16-'21) decreased by 1.9% from January. The current median price decreased by 11.5% from the prior month.
Average Sales Prices

The current month's average sales price in Marshall County was $224,267, a 21.6% increase from one year ago. vs. Prior Month -5.1%

Year to Date 32.4%

vs. Last Year Average Peak

vs. 5-Yr Avg

Trough

April 2020 182,906

April 2021 224,267

April '16-'20 115,673

Average 2019 164,521

Peak 36.3%

Trough 93.9%

April 2020 184,373

April 2019 160,172

April 2018 190,058

April 2017 154,909

April 2016 133,092

5-Year Avg: 164,521

3-Year Avg: 178,201

Days on Market (DOM)

The current month's average days on the market was 33, a decrease by 52.9% from one year ago. vs. Prior Month -29.8%

Year to Date 28.2%

vs. Last Year

Average Peak

Trough

March 2020 47

March 2019 70

April '16-'20 107

April 2021 40

April 2019 67

5-Year Avg: 107

Historical data indicates that the current month's average days on market was 107. The current month's DOM average decreased by 52.9% from one year ago. DOM is anticipated to remain within the current range (10-60 days) for the foreseeable future.

ACRE Commentary

Historical data indicates that the April average sales price on average ('16-'20) decreased by 0.5% from March. The current month's average price decreased by 5.1% from the prior month.

Historical data indicates that the April DOM 5-year average ('16-'20) was 107. The current month's DOM average decreased by 29.8% from March. DOM is anticipated to remain within the current range (10-60 days) for the foreseeable future.
### Monthly Indicators

**Recent Figures**

<table>
<thead>
<tr>
<th>Total Units Listed for Sale</th>
<th>Current Month</th>
<th>vs. Prior Month</th>
<th>vs. Last Year</th>
<th>vs. 5-Yr Avg</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 2021</td>
<td>137</td>
<td>March 2019</td>
<td>April 2019</td>
<td>April '16-'20</td>
</tr>
<tr>
<td>vs. Prior Month</td>
<td>106</td>
<td>208</td>
<td>438</td>
<td>-82.3%</td>
</tr>
<tr>
<td>vs. Last Year</td>
<td>29.2%</td>
<td>-52.4%</td>
<td>-68.7%</td>
<td></td>
</tr>
</tbody>
</table>

**Inventory**

<table>
<thead>
<tr>
<th>Peak</th>
<th>Current Year</th>
<th>vs. Prior Year</th>
<th>vs. Last Year</th>
<th>vs. 5-Yr Avg</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 2012</td>
<td>775</td>
<td>April 2021</td>
<td>137</td>
<td>-82.3%</td>
</tr>
<tr>
<td>vs. Prior Year</td>
<td></td>
<td>301</td>
<td>137</td>
<td>0.0%</td>
</tr>
<tr>
<td>vs. Last Year</td>
<td></td>
<td>2021</td>
<td>137</td>
<td>0.0%</td>
</tr>
<tr>
<td>vs. 5-Yr Avg</td>
<td></td>
<td>438</td>
<td>137</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

**Inventory-to-Sales Ratio**

<table>
<thead>
<tr>
<th>Ratio</th>
<th>Current Month</th>
<th>vs. Prior Month</th>
<th>vs. Last Year</th>
<th>vs. 5-Yr Avg</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 2021</td>
<td>1.4</td>
<td>March 2020</td>
<td>1.0</td>
<td>-42.2%</td>
</tr>
<tr>
<td>vs. Prior Month</td>
<td></td>
<td>April 2019</td>
<td>1.0</td>
<td>-64.3%</td>
</tr>
<tr>
<td>vs. Last Year</td>
<td></td>
<td>April '16-'20</td>
<td>1.0</td>
<td>-78.2%</td>
</tr>
</tbody>
</table>

**ACRE Commentary**

- Marshall County's inventory of available home listings decreased by 52.4% from one year ago.
- The inventory-to-sales ratio is 1.4 months of supply, down from 4.1 months last year.
- April's 1.4 months of supply is 76.2% below the 5-year average of 6.1 months of supply. Marshall County's inventory-to-sales ratio is 4.6 months below equilibrium, indicating a transition where sellers typically have elevated bargaining power.

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**ACRE Commentary**

- Marshall data indicates that the April inventory on average ('16-'20) increased 1.7% from March. The current month's inventory increased by 29.2% from the previous month.
- Marshall's 1.4 months of supply is 76.2% below the 5-year average of 6.1 months of supply. Marshall County's inventory-to-sales ratio is 4.6 months below equilibrium, indicating a transition where sellers typically have elevated bargaining power.
Marshall County: Residential Sales and Inventory

Marshall County: Historical Sales and Inventory
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Marshall Days on Market

Marshall Median Sales Price

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