

## Birmingham Residential Report - June 2021

### Monthly Indicators

### Recent Figures

### Trends

#### Total Residential Sales

Birmingham area\* residential\*\* sales for the current month totaled 1,980 units, an increase of 13.7% from the previous year.

#### By Product Type (% of Total Sales)

	2021	2020
Existing SF:	1693 (86%)	1436 (77%)
Condo:	88 (4%)	58 (5%)
New Const.	199 (10%)	247 (18%)

\*Counties include: Blount, Jefferson, Shelby, and St. Clair

\*\*Residential = existing single family, condo, & new construction

#### Current Month

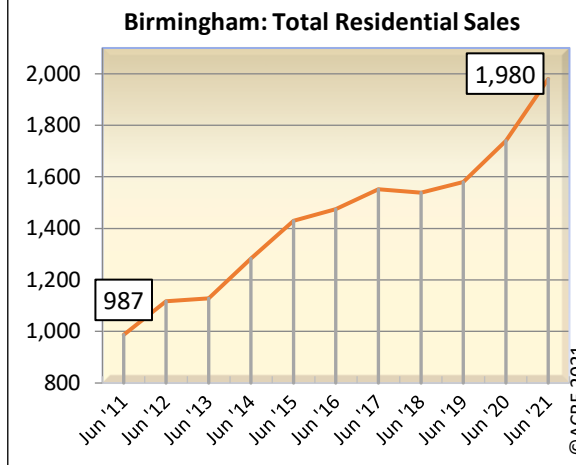
vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

vs. Peak  
vs. Trough

#### Year to Date

vs. Prior Year

June 2021	1,980	
May 2021	1,725	14.8%
June 2020	1,741	13.7%
June 16-'20	1,577	25.5%
June 2021	1,980	0.0%
June 2011	987	100.6%
June 2021	8,417	
June 2020	6,847	22.9%



#### ACRE Commentary

"Historical data indicates that June residential sales on average ('16-'20) increase from May by 3.0%. The current month's sales increased 14.8% from the prior month."

#### Historical Home Sales

June 2020	1,741
June 2019	1,581
June 2018	1,538
June 2017	1,552
June 2016	1,474
5- Year Avg:	1,577
3- Year Avg:	1,620

Graph: June 2011 - 2021  
(By month)

#### Median Sales Price

The median sales price in Birmingham this month was \$275,000, representing a 1.9% increase from June's 2020 median sales price of \$245,000.

#### By Product Type (Y-O-Y Comparison)

	2021	2020
Existing SF:	\$275,000	\$239,000
Condo:	\$212,000	\$166,750
New Const:	\$307,890	\$311,100

#### Current Month

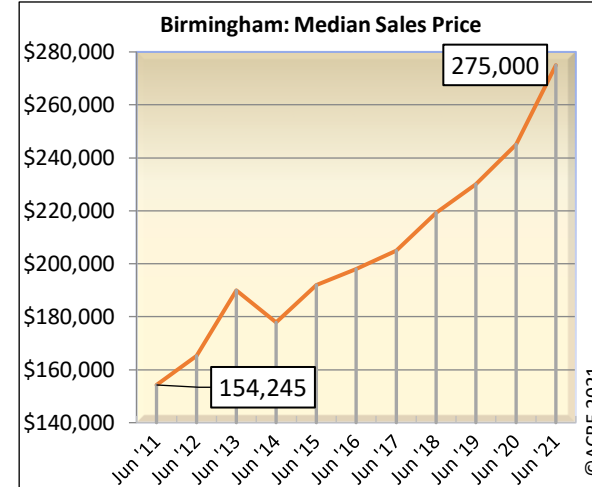
vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

#### Year to Date

vs. Prior Year

Median Peak  
Trough

June 2021	275,000	
May 2021	269,900	1.9%
June 2020	245,000	12.2%
June 16-'20	219,450	25.3%
June 2021	262,590	
June 2011	240,390	9.2%
June 2021	275,000	0.0%
June 2011	154,245	78.3%



#### ACRE Commentary

"Historical data indicates that June median sales prices on average ('16-'20) increase 0.6% from May. The current median price increased 1.9% from the prior month."

#### Historical Median Selling Price

June 2020	245,000
June 2019	230,000
June 2018	219,250
June 2017	205,000
June 2016	198,000
5- Year Avg:	219,450
3- Year Avg:	231,417

Graph: June 2011 - 2021  
(By month)

**Monthly Indicators**

**Recent Figures**

**Trends**

**Average Sales Prices**

The average sales price in Birmingham during May was \$328,549, an 18.5% increase from one year ago.

**By Product Type (Y-O-Y Comparison)**

	2021	2020
Existing SF:	\$328,385	\$268,412
Condo:	\$246,901	\$190,494
New Const:	\$365,497	\$348,695

**Current Month**

vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

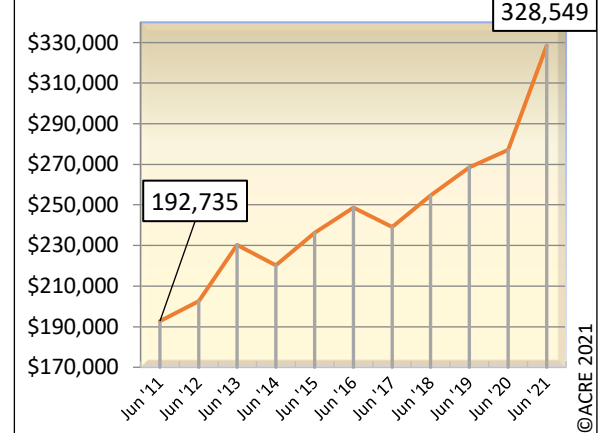
**Year to Date**

vs. Prior Year

Average **Peak**  
**Trough**

June 2021	328,549	
May 2021	322,915	1.7%
June 2020	277,207	18.5%
June 16-'20	257,616	27.5%
June 2021	309,885	
June 2020	273,648	13.2%
June 2021	328,549	0.0%
June 2012	192,735	70.5%

Birmingham: Average Sales Price



Graph: June 2011 - 2021  
(By month)

**ACRE Commentary**

"Historical data indicates that June average sales prices on average ('16-'20) increase 0.5% from May. The current month's average price increased 1.7% from the prior month."

**Historical Average Selling Price**

June 2020	277,207
June 2019	268,423
June 2018	254,694
June 2017	239,169
June 2016	248,589
5-Year Avg:	257,616
3-Year Avg:	266,775

**Days on Market (DOM)**

The average number of days on the market in April was 11, representing a 63.3% decrease from one year ago.

	2021	2020
Existing SF:	13	31
Condo:	15	27
New Const:	0	N/A

**Current Month**

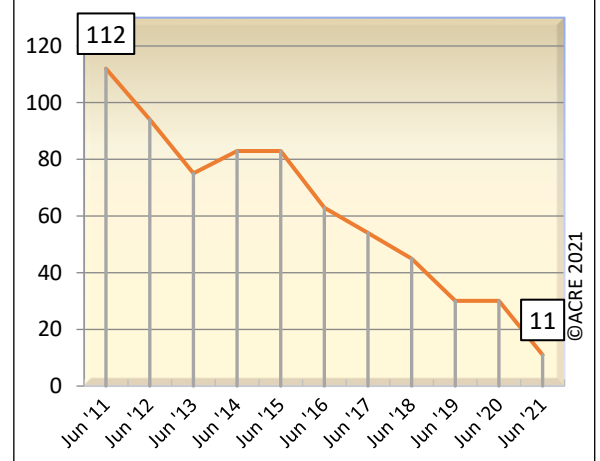
vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

**Year to Date**

vs. Prior Year

June 2021	11	
May 2021	17	-35.3%
June 2020	30	-63.3%
June 16-'20	44	-75.2%
June 2020	20	
June 2011	33	-41.3%

Birmingham: Average Days on Market



Graph: June 2011 - 2021  
(By month)

**ACRE Commentary**

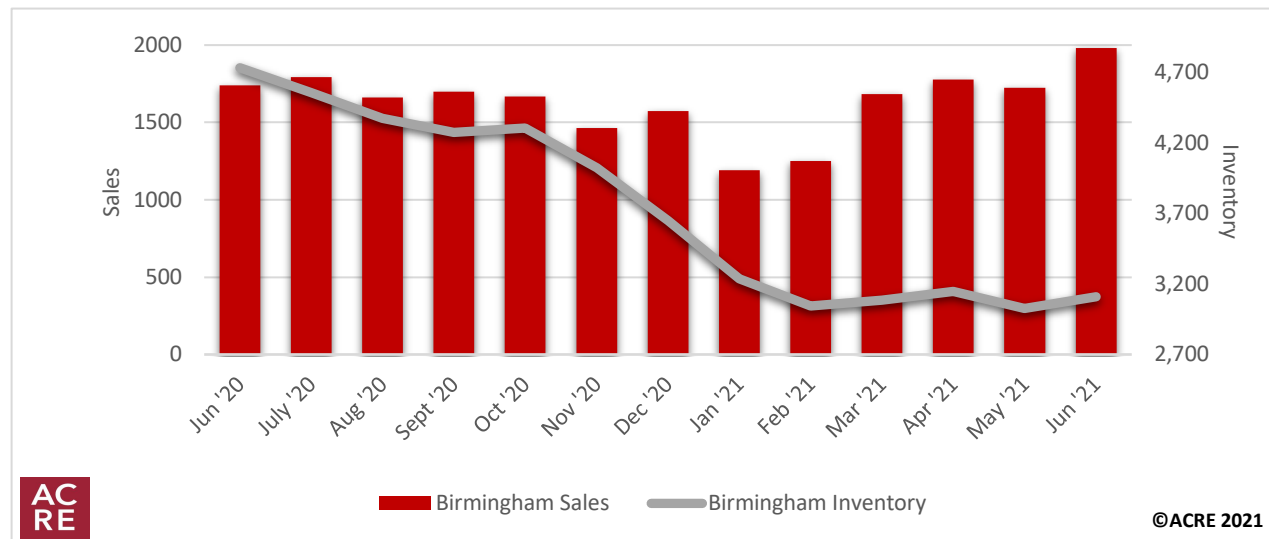
"The 5-year DOM average ('16-'20) for June is 44 days, which is 33 days above the current results. DOM is anticipated to remain within the current range (0-50 days) for the foreseeable future."

**Historical Average DOM**

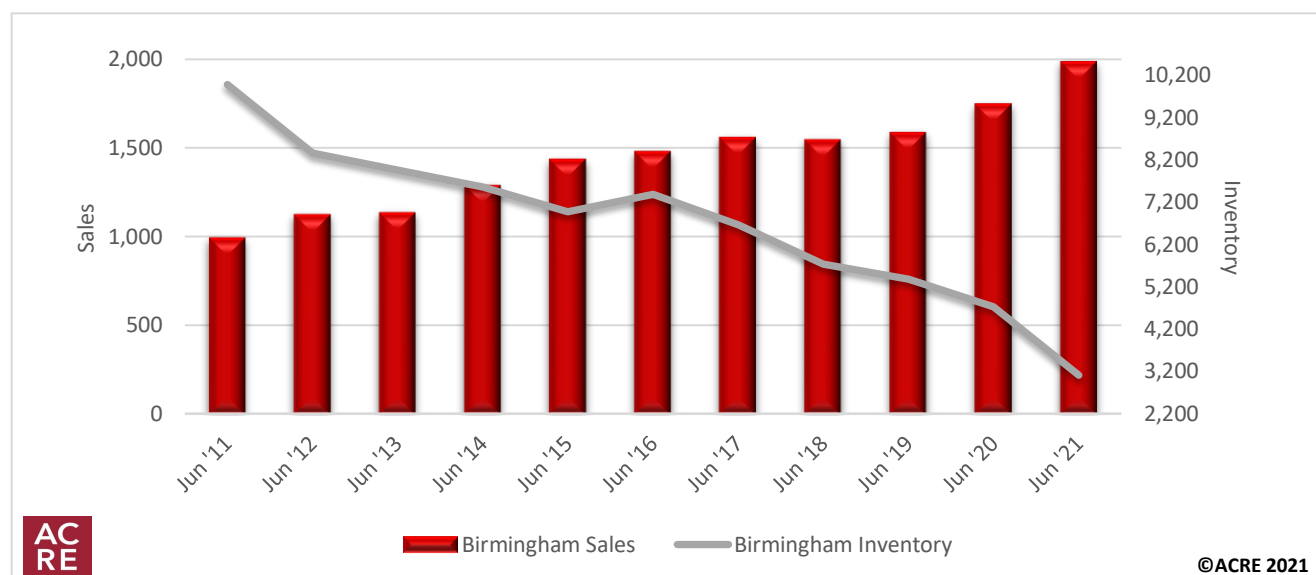
June 2020	30
June 2019	30
June 2018	45
June 2017	54
June 2016	63
5-Year Avg:	44



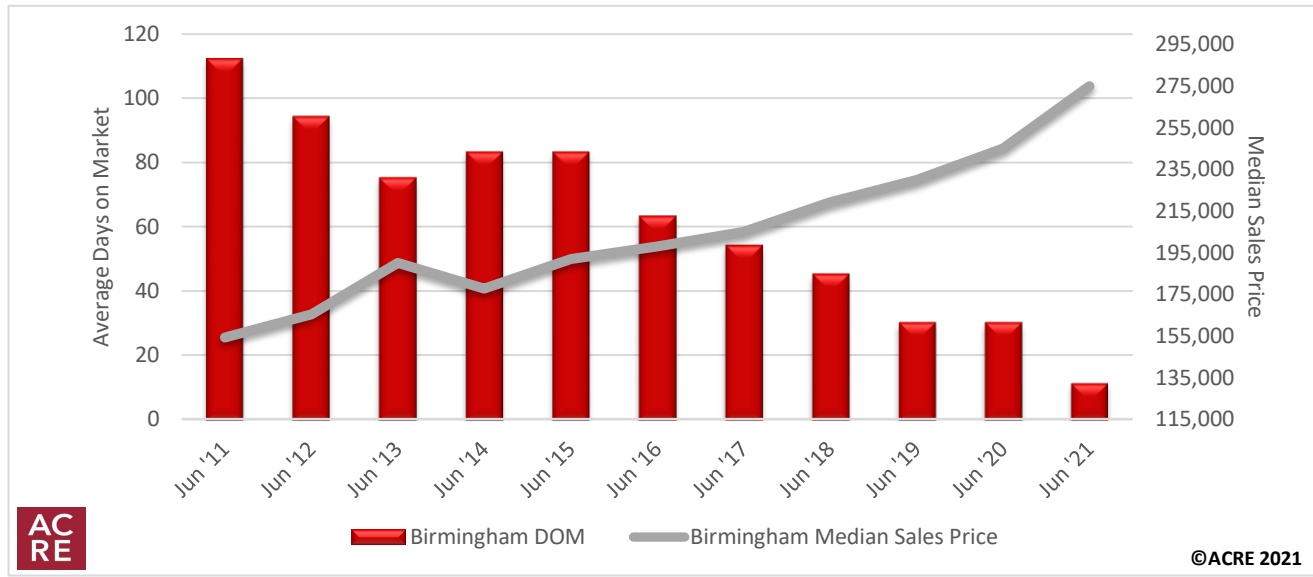
Birmingham Metro: Residential Sales and Inventory



Birmingham Metro: Historical Residential Sales and Inventory



Average Days on the Market and Median Sales Price



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