

Tuscaloosa Residential Q1 Report - 2021

Quarterly Indicators

Recent Figures

Trends

Total Residential Sales

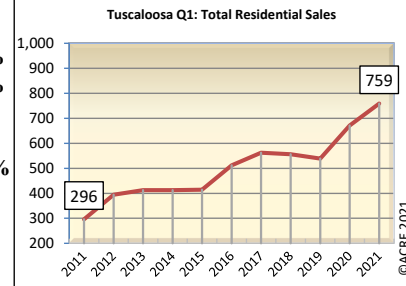
Tuscaloosa residential sales for the first quarter of 2021 totaled 759 units, representing an increase of 13.1% when compared to 671 units that were sold in the first quarter of 2020.

Current Quarter

vs. Last Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

Q1	2021	759	
Q1	2020	671	13.1%
Q1	16-'20	568	33.6%
Q1	2021	759	0.0%
Q1	2011	296	156.4%



Graph: Q1: 2011 - 2021
(By quarter)

ACRE Commentary

"Compared to historical data, first quarter sales are 22.3% above the 3-year quarterly average and 33.6% above the 5-year quarterly average."

Historical Home Sales

Q1	2020	671
Q1	2019	539
Q1	2018	556
Q1	2017	562
Q1	2016	512

5- Year Avg: 568

3- Year Avg: 589

Median Sales Price

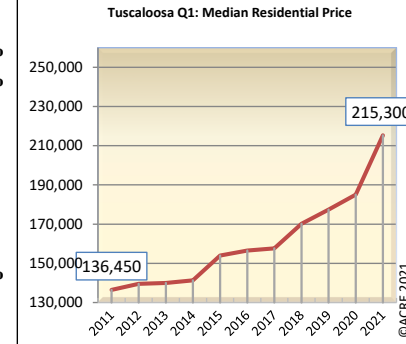
The median sales price in Tuscaloosa for the first quarter of 2021 was \$215,300, a 16.3% increase from the first quarter of 2020's median sales price of \$185,083.

Current Quarter

vs. Last Year
vs. 5-Yr Avg

Median Peak
Trough

Q1	2021	215,300	
Q1	2020	185,083	16.3%
Q1	16-'20	169,364	27.1%



Graph: Q1: 2011 - 2021
(By quarter)

ACRE Commentary

"Compared to historical data to the right, the first quarter median sales price is 17.5% above the 3-year quarterly average and 27.1% above the 5-year quarterly average."

Historical Median Selling Price

Q1	2020	185,083
Q1	2019	177,415
Q1	2018	170,167
Q1	2017	157,654
Q1	2016	156,500

5- Year Avg: 169,364

3- Year Avg: 177,555



Quarterly Indicators

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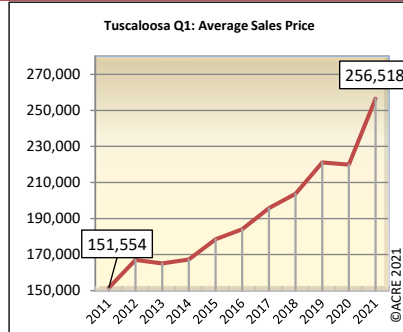
Trends

Average Sales Prices

The average sales price in Tuscaloosa for the first of 2021 was \$256,518, a 16.6% increase from the first quarter of 2020's average sales price of \$219,904.

Current Quarter	Q1	2021	256,518	
vs. Last Year	Q1	2020	219,904	16.6%
vs. 5-Yr Avg	Q1	16-'20	204,924	25.2%

Average Peak	Q1	2021	256,718	-0.1%
Trough	Q1	2011	151,554	69.3%



Graph: Q1: 2011 - 2021
(By quarter)

ACRE Commentary

"Compared to historical data to the right, the first quarter average price is 18.1% above the 3-year quarterly average and 25.2% above the 5-year quarterly average."

Historical Average Selling Price

Q1	2020	219,904
Q1	2019	221,145
Q1	2018	203,753
Q1	2017	195,808
Q1	2016	184,008

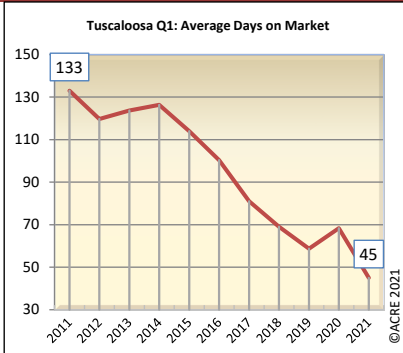
5-Year Avg:	204,924
3-Year Avg:	214,934

Days on Market (DOM)

The average number of days on the market in the first quarter of 2021 was 45, representing a decrease of 13 day from one year ago.

Current Quarter	Q1	2021	45	
vs. Last Year	Q1	2020	68	-34.1%
vs. 5-Yr Avg	Q1	16-'20	75	-40.4%

DOM Peak	Q1	2011	133	-66.2%
Trough	Q1	2021	45	0.0%



Graph: Q1: 2011 - 2021
(By quarter)

ACRE Commentary

"The 5-year DOM average ('15-'19) for the fourth quarter is 75 days, 30 days higher than current results. Compared to historical data to the right, the third quarter average DOM is 40.4% below the 5-year quarterly average, and 30.0% below the 3-year quarterly average."

Historical Average DOM

Q1	2020	68
Q1	2019	59
Q1	2018	69
Q1	2017	81
Q1	2016	100

5-Year Avg:	75
3-Year Avg:	65



Quarterly Indicators

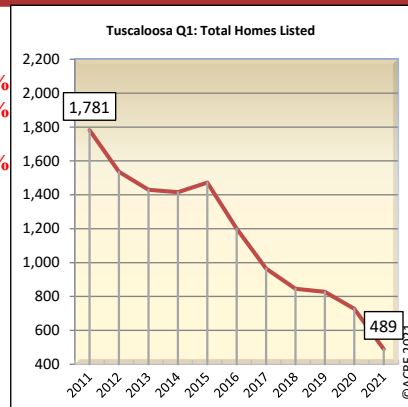
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Total Homes Listed for Sale

Tuscaloosa residential units available for sale in the first quarter of 2021 decreased by 32.7% when compared to the same period last year.

Current Quarter	Q1	2021	489	
vs. Last Year	Q1	2020	727	-32.7%
vs. 5-Yr Avg	Q1	16-'20	913	-46.4%
Inventory Peak	Q1	2011	1,781	-72.5%
Trough	Q1	2021	489	0.1%



Graph: Q1: 2011 - 2021
(By quarter)

ACRE Commentary

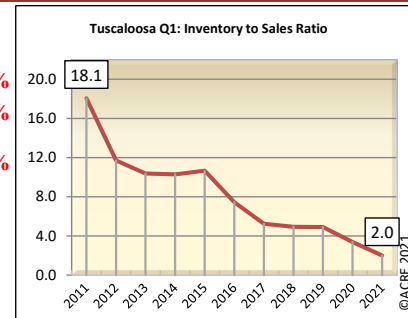
"The 5-year inventory average ('15-'19) for the first quarter is 913 units, 424 units higher than current results. Compared to historical data to the right, the number of homes listed for sale is 46.4% below the 5-year quarterly average, and 63.5% below the 3-year quarterly average."

Historical Total Homes Listed		
Q1	2020	727
Q1	2019	828
Q1	2018	846
Q1	2017	964
Q1	2016	1,200
5-Year Avg:		913
3-Year Avg:		800

Inventory-to-Sales Ratio

Definition: The quarterly average of inventory for sale divided by the current quarterly sales average equals the # of months of supply (Market considered to be in balance at approximately 6 months).

Current Quarter	Q1	2021	2.0	
vs. Last Year	Q1	2020	3.4	-40.8%
vs. 5-Yr Avg	Q1	16-'20	5.2	-61.4%
I/S Ratio Peak	Q1	2011	18.1	-89.0%
Trough	Q1	2021	2.0	0.0%



Graph: Q1: 2011 - 2021
(By quarter)

ACRE Commentary

"Compared to historical data to the right, the first quarter average months of supply is 12.0% below the 3-year quarterly average and 61.4% below the 5-year quarterly average."

Historical I/S Ratio		
Q1	2020	3.4
Q1	2019	4.9
Q1	2018	4.9
Q1	2017	5.2
Q1	2016	7.4
5-Year Avg:		5.2
3-Year Avg:		4.4

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