

Talladega Residential Report - Q1 2021

Quarterly Indicators

Recent Figures

Trends

Total Residential Sales

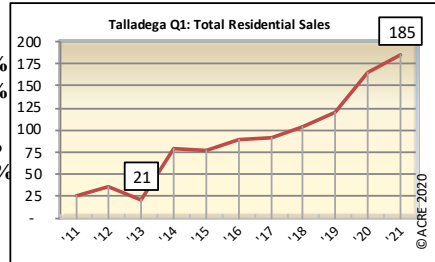
Talladega County residential sales for the current quarter increased 11.4% year-over-year from 166 to 185 closed transactions.

Current Quarter

vs. Last Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

Q1	2021	185	
Q1	2020	166	11.4%
Q1	16-'20	114	62.3%
Q1	2021	185	0.0%
Q1	2013	21	781.0%



Graph: Q1 2011-2021
(By quarter)

ACRE Commentary

"First quarter sales are 43.4% above the 3-year average and 62.3% above the 5-year average."

Historical Home Sales		YoY
Q1	2020	166 39.5%
Q1	2019	119 15.5%
Q1	2018	103 12.0%
Q1	2017	92 2.2%
Q1	2016	90
5- Year Avg:		114
3- Year Avg:		129

Median Sales Price

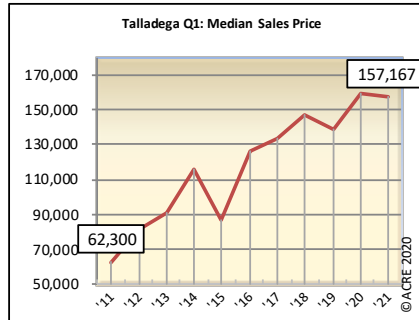
The median sales price in Talladega County during the current quarter decreased 1.5% year-over-year from \$159,500 to \$157,167.

Current Quarter

vs. Last Year
vs. 5-Yr Avg

Median Peak
Trough

Q1	2021	157,167	
Q1	2020	159,500	-1.5%
Q1	16-'20	141,063	11.4%
Q1	2021	157,167	0.0%
Q1	2011	62,300	152.3%



Graph: Q1 2011-2021
(By quarter)

ACRE Commentary

"The current median sales price is 5.9% above the 3-year average and 11.4% above the 5-year average."

Historical Median Sales Price		YoY
Q1	2020	159,500 15.0%
Q1	2019	138,667 -5.6%
Q1	2018	146,967 9.8%
Q1	2017	133,867 6.0%
Q1	2016	126,317
5- Year Avg:		141,063
3- Year Avg:		148,378



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Average Sales Prices

The average sales price in Talladega County increased 7.0% year-over-year from \$170,333 to \$182,334.

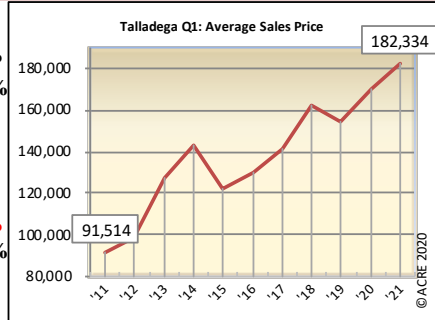
Current Quarter

vs. Last Year

vs. 5-Yr Avg

Q1	2021	182,334	
Q1	2020	170,333	7.0%
Q1	16-'20	151,763	20.1%

Average Peak	Q1	2021	182,334	0.0%
Trough	Q1	2011	91,514	99.2%



Graph: Q1 2011-2021
(By quarter)

ACRE Commentary

"The current average sales price is 12.3% above the 3-year average and 20.1% above the 5-year average."

Historical Average Sales Price			YoY
Q1	2020	170,333	10.2%
Q1	2019	154,511	-4.8%
Q1	2018	162,336	14.9%
Q1	2017	141,293	8.4%
Q1	2016	130,342	
5-Year Avg:			151,763
3-Year Avg:			162,393

Days on Market (DOM)

The average number of days on the market during the current quarter (58) decreased 7 days from one year ago (65).

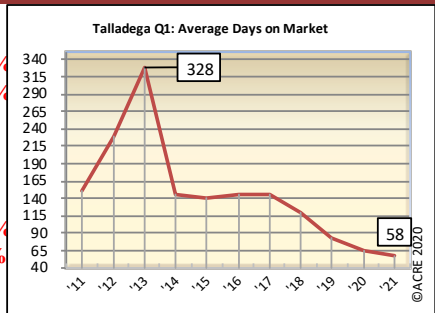
Current Quarter

vs. Last Year

vs. 5-Yr Avg

Q1	2021	58	
Q1	2020	65	-11.7%
Q1	16-'20	112	-48.3%

DOM Peak	Q1	2013	328	-82.4%
Trough	Q1	2021	58	-0.6%



Graph: Q1 2011-2021
(By quarter)

ACRE Commentary

"The current DOM average is 31 days below the 3-year average and 54 days below the 5-year average."

Historical Average DOM			YoY
Q1	2020	65	-21.3%
Q1	2019	83	-30.4%
Q1	2018	119	-18.3%
Q1	2017	146	1.2%
Q1	2016	144	
5-Year Avg:			112
3-Year Avg:			89



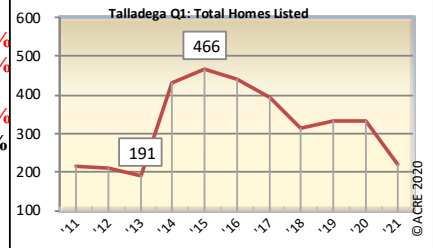
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Total Homes Listed for Sale	Current Quarter	Q1 2021	220	
Talladega County residential units listed for sale decreased 34% year-over-year from 334 to 220 listings.	vs. Last Year	Q1 2020	334	-34.0%
	vs. 5-Yr Avg	Q1 16-'20	363	-39.3%

Inventory Peak	Q1 2015	466	-52.7%
Trough	Q1 2013	191	15.4%

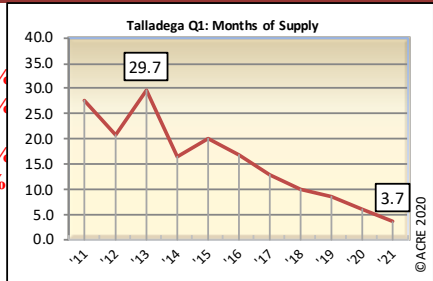


Graph: Q1 2011-2021
(By quarter)

ACRE Commentary	Historical Total Homes Listed
"Current inventory levels are 22.6% below the 3-year average and 32.7% below the 5-year average."	Q1 2020 334
	Q1 2019 331
	Q1 2018 316
	Q1 2017 394
	Q1 2016 440
	5-Year Avg: 363
	3-Year Avg: 327

Inventory-to-Sales Ratio	Current Quarter	Q1 2021	3.7	
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).	vs. Last Year	Q1 2020	6.2	-40.9%
	vs. 5-Yr Avg	Q1 16-'20	10.9	-66.3%

I/S Ratio Peak	Q1 2013	29.7	-87.7%
Trough	Q1 2021	3.7	-1.0%



Graph: Q1 2011-2021
(By quarter)

ACRE Commentary	Historical I/S Ratio
"Current months of supply is 54.9% below the 3-year average and 66.3% below the 5-year average."	Q1 2020 6.2
	Q1 2019 8.6
	Q1 2018 9.9
	Q1 2017 12.9
	Q1 2016 16.8
	5-Year Avg: 10.9
	3-Year Avg: 8.2

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