



Gadsden Residential Real Estate: Annual Trends Report

Market Indicators

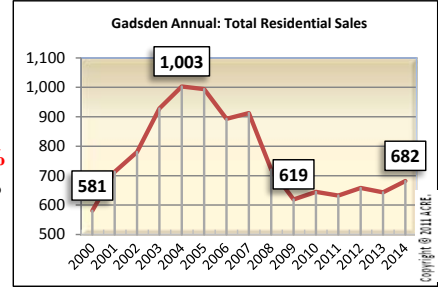
Annual Trends

Infographs

Total Residential Sales

Gadsden residential sales for the year of 2014 totaled 682 units, representing an increase of 39 transactions when compared to 643 units that were sold in the year of 2013.

<u>Last Year</u>	2014	682	
vs. Previous Year	2013	643	6.1%
vs. 5-Yr Avg	09-'13	639	6.7%
vs. Peak	2004	1,003	-32.0%
vs. Trough	2000	581	17.4%



ACRE Commentary

"Compared to historical data, annual sales are 5.9% above the 3-year annual average and 6.7% above the 5-year annual average."

Historical Home Sales

2013	643
2012	658
2011	632
2010	645
2009	619

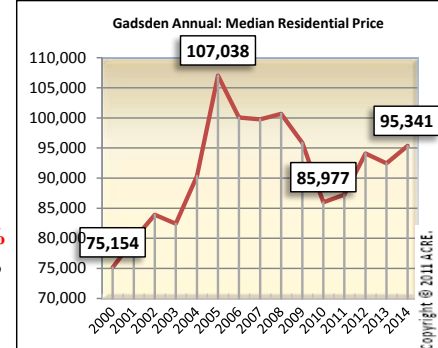
5- Year Avg:	639
3- Year Avg:	644

Graph: 2000-2014
(Per Annum)

Median Sales Price

The median selling price in Gadsden for the year of 2014 was \$95,341, a 3.1 percent increase from the year of 2013's median selling price of \$92,438.

<u>Last Year</u>	2014	95,341	
vs. Previous Year	2013	92,438	3.1%
vs. 5-Yr Avg	09-'13	91,120	4.6%
Median Peak	2005	107,038	-10.9%
Trough	2000	75,154	26.9%



ACRE Commentary

"Compared to historical data to the right, the annual median price is 4.5% above the 3-year annual average and 4.6% above the 5-year annual average."

Historical Median Selling Price

2013	92,438
2012	94,082
2011	87,243
2010	85,977
2009	95,858

5- Year Avg:	91,120
3- Year Avg:	91,254

Graph: 2000-2014
(Per Annum)





Market Indicators

Annual Trends

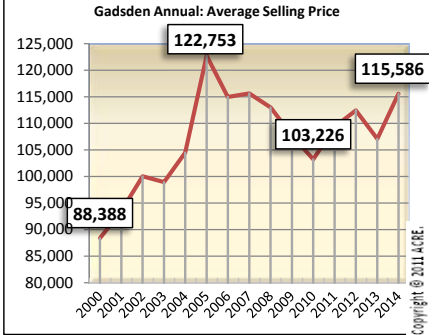
Infographs

Average Sales Prices

The average selling price in Gadsden for the year of 2014 was \$115,586, a 7.9 percent increase from the year of 2013's average selling price of \$107,092.

Last Year	2014	115,586	
vs. Previous Year	2013	107,092	7.9%
vs. 5-Yr Avg	09-'13	107,963	7.1%

Average Peak	2005	122,753	-5.8%
Trough	2000	88,388	30.8%



Graph: 2000-2014
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 5.4% above the 3-year annual average and 7.1% above the 5-year annual average."

Historical Average Selling Price

2013	107,092
2012	112,462
2011	109,303
2010	103,226
2009	107,735

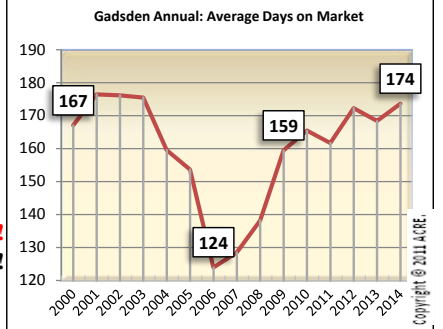
5-Year Avg:	107,963
3-Year Avg:	109,619

Days on Market (DOM)

The average number of days on the market in the year of 2014 was 174, representing an increase of 3.1 percent from 168 days on market in the year of 2013.

Last Year	2014	174	
vs. Previous Year	2013	168	3.1%
vs. 5-Yr Avg	09-'13	165	4.9%

DOM Peak	2003	0	#DIV/0!
Trough	2007	0	#DIV/0!



Graph: 2000-2014
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('09-'13) for the year is 165 days, 9 days lower than the current results. Compared to historical data to the right, the annual DOM is 4.9% above the 5-year annual average, and 1.8% below the 3-year annual average."

Historical Average DOM

2013	168
2012	172
2011	162
2010	165
2009	159

5-Year Avg:	165
3-Year Avg:	167





Market Indicators

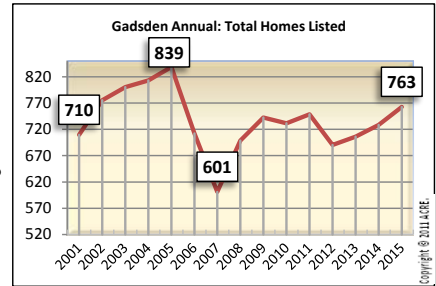
Annual Trends

Infographs

Total Homes Listed for Sale

Gadsden's average number of residential units available for sale in the year of 2014 increased by **34 units**, when compared to the year of 2013.

<u>Last Year</u>	2014	763	
vs. Previous Year	2013	729	4.7%
vs. 5-Yr Avg	09-'13	721	5.8%
Inventory Peak	2005	839	-9.1%
Trough	2007	601	26.9%



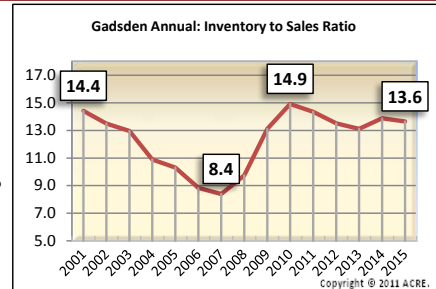
Graph: 2000-2014
(Per Annum)

<u>ACRE Commentary</u>	<u>Historical Total Homes Listed</u>	
"The 5-year inventory average ('09-'13) is 721 units, 42 units lower than current results. Compared to historical data to the right, the number of homes listed for sale are 5.8% above the 5-year annual average, and 7.8% above the 3-year annual average."	2013	729
	2012	706
	2011	691
	2010	749
	2009	732
	5-Year Avg:	721
3-Year Avg:	708	

Inventory-to-Sales Ratio

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

<u>Last Year</u>	2014	13.6	
vs. Previous Year	2013	13.9	-1.7%
vs. 5-Yr Avg	09-'13	14.0	-2.2%
I/S Ratio Peak	2010	14.9	-8.4%
Trough	2007	8.4	62.5%



Graph: 2000-2014
(Per Annum)

<u>ACRE Commentary</u>	<u>Historical I/S Ratio</u>	
"Compared to historical data to the right, the annual supply is 0.7% below the 3-year annual average and 2.2% below the 5-year annual average."	2013	13.9
	2012	13.1
	2011	13.5
	2010	14.4
	2009	14.9
	5-Year Avg:	14.0
3-Year Avg:	13.5	

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