



Tuscaloosa Residential Report – June 2011

Monthly Indicators

Total Residential Sales

Tuscaloosa residential sales for June '11 totaled 228 units, representing an increase of 20 transactions when compared to 208 units that were sold in June '10.

By Product Type (% of Total Sales)

	2011	2010
Existing SF:	189 (83%)	164 (79%)
Condo:	11 (5%)	4 (2%)
New Const.	28 (12%)	40 (19%)

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

Current Month

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

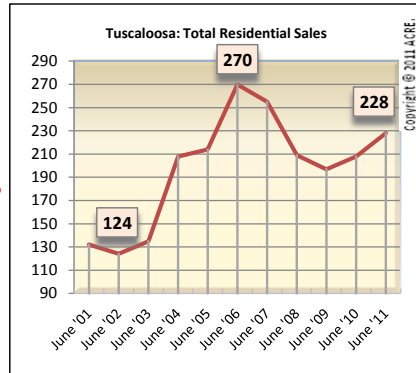
vs. Peak
vs. Trough

Sales Pace Mirrors...

Recent Figures

June	2011	228	
May	2011	166	37.3%
June	2010	208	9.6%
June	'06-'10	228	0.1%
June	2006	270	-15.6%
June	2002	124	83.9%
June	2005	214	6.5%

Trends



Graph: June: 2001 - 2011
(By month)

ACRE Commentary

"Historical data indicates that June sales on average ('06-'10) increase from the month of May by 6.8 percent. June 2011 sales increased by 37.3 percent from the prior month."

Historical Home Sales

June	2010	208
June	2009	197
June	2008	209
June	2007	255
June	2006	270
5- Year Avg:		228
3- Year Avg:		205

Median Sales Price

The median selling price in Tuscaloosa for June 2011 was \$144,000 a 1.7 percent decrease from June 2010's median selling price of \$146,500.

By Product Type (Y-O-Y Comparison)

	2011	2010
Existing SF:	\$135,000	\$143,950
Condo:	\$148,000	\$145,500
New Const:	\$166,500	\$154,800

Current Month

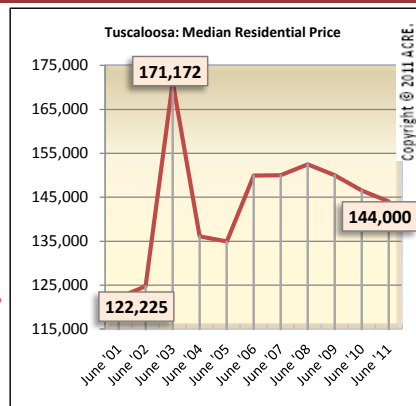
vs. Prior Month
vs. Last Year
vs. 5-Yr Avg

Year to Date

vs. Prior Year

June Median Peak
Trough

June	2011	144,000	
May	2011	146,950	-2.0%
June	2010	146,500	-1.7%
June	'06-'10	149,780	-3.9%
June	2011	141,300	
June	2010	144,540	-2.2%
June	2003	171,172	-15.9%
June	2001	122,225	17.8%



Graph: June: 2001 - 2011
(By month)

ACRE Commentary

"Historical data indicates that June median sales prices on average ('06-'10) increase by 1 percent from the month of May. In contrast, the current median price decreased by 2.0 percent from the prior month."

Historical Median Selling Price

June	2010	146,500
June	2009	150,000
June	2008	152,500
June	2007	150,000
June	2006	149,900
5- Year Avg:		149,780
3- Year Avg:		149,667



Monthly Indicators

Recent Figures

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Average Sales Prices

The average selling price in Tuscaloosa for June 2011 was \$152,380, an 18.6 percent decrease from June 2010's average selling price of \$187,281.

Current Month

June 2011	152,380	
vs. Prior Month	May 2011	165,318 -7.8%
vs. Last Year	June 2010	187,281 -18.6%
vs. 5-Yr Avg	June '06-'10	180,201 -15.4%

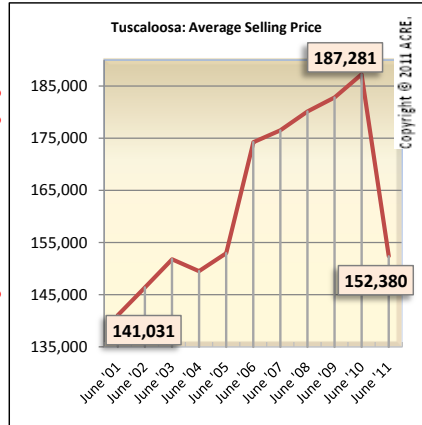
By Product Type (Y-O-Y Comparison)

	2011	2010
Existing SF:	\$143,987	\$188,689
Condo:	\$156,500	\$161,978
New Const:	\$207,411	\$184,038

Year to Date

vs. Prior Year	June 2011	158,233	
	June 2010	168,470	-6.1%

June Average Peak	June 2010	187,281	-18.6%
Trough	June 2001	141,031	8.0%



Graph: June: 2001 - 2011
(By month)

ACRE Commentary

"Historical data indicates that June average sales prices on average ('06-'10) increase by 4.4 percent from the month of May. The June 2011 average price decreased by 7.8 percent from the prior month."

"For the month of June, 78 percent of all sales were below \$150,000 compared to 71% in June 2010, while 25 percent of all sales were below \$199,000 in June 2010, compared to only 19 percent in June 2010."

Historical Average Selling Price

June 2010	187,281
June 2009	182,819
June 2008	180,140
June 2007	176,494
June 2006	174,269

5-Year Avg:	180,201
3-Year Avg:	183,413

Days on Market (DOM)

The average number of days on the market in June 2011 was 115, representing a decrease of 13.5 percent from 133 days on market in June 2010.

Current Month

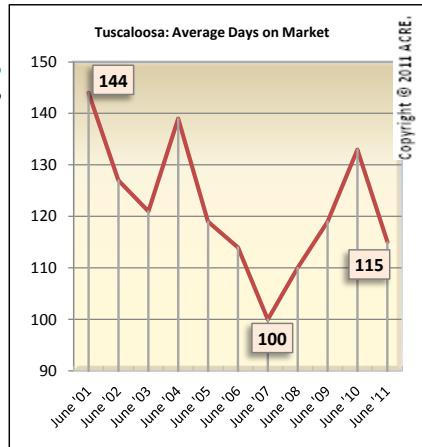
June 2011	115	
vs. Prior Month	May 2011	135 -14.8%
vs. Last Year	June 2010	133 -13.5%
vs. 5-Yr Avg	June '06-'10	115 -0.2%

By Product Type (DOM Comparison)

	2011	2010
Existing SF:	106	126
Condo:	194	407
New Const:	143	135

Year to Date

vs. Prior Year	June 2011	128	
	June 2010	128	0.0%



Graph: June: 2001 - 2011
(By month)

ACRE Commentary

"The 5-year DOM average ('06-'10) for the month of June is 115 days, which is the same as the current results. DOM is anticipated to remain within the current range (110 - 130 days) through the third quarter of 2011."

Historical Average DOM

June 2010	133
June 2009	119
June 2008	110
June 2007	100
June 2006	114

5-Year Avg:	115
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Monthly Indicators

Recent Figures

Trends

Total Homes Listed for Sale

Tuscaloosa residential units available for sale in June 2011 decreased by **263 units**, when compared to the same period last year.

Current Month

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

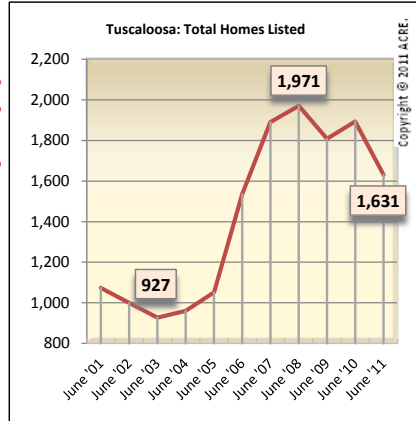
June 2011	1,631	
May 2011	1,714	-4.8%
June 2010	1,894	-13.9%
June '06-'10	1,820	-10.4%

Inventory Peak
Trough

June 2008	1,971	-17.3%
June 2003	927	75.9%

By Product Type (Inv. Comparison)

	2011	2010
Existing SF:	1,266	1,433
Condo:	233	254
New Const.:	132	207



Graph: June: 2001 - 2011
(By month)

ACRE Commentary	Historical Total Homes Listed	
"Historical data indicates that June inventory on average ('06-'10) increases from the month of May by 1.6 percent. June's inventory decreased by 4.8 percent from last month's total of 1,714 homes."	June 2010	1,894
	June 2009	1,809
	June 2008	1,971
	June 2007	1,890
	June 2006	1,536
	5-Year Avg:	1,820

Inventory-to-Sales Ratio

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

Current Month

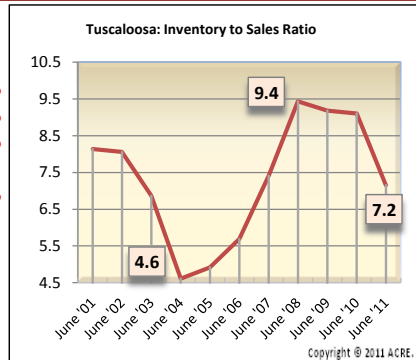
vs. Prior Month
vs. Last Year
vs. 5-Yr Avg

June 2011	7.2	
May 2011	10.3	-30.7%
June 2010	9.1	-21.4%
June '06-'10	8.2	-12.4%

June I/S Ratio Peak
Trough

June 2009	9.4	-24.1%
June 2005	4.6	55.0%

Tuscaloosa currently has 7.2 months of supply, down from 10.3 months in May 2011 and down from 9.1 months in June 2010.



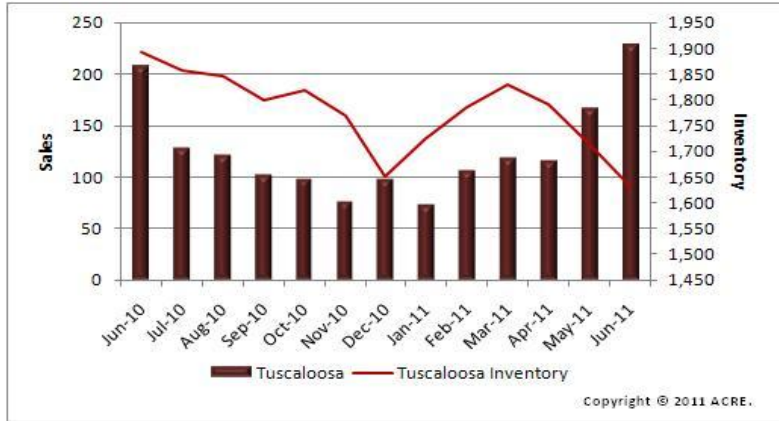
Graph: June: 2001 - 2011
(By month)

ACRE Commentary	Historical I/S Ratio	
"June's I/S ratio represents the lowest months of housing supply since June 2007. The market is considered to be in balance at approximately 6 months of supply."	June 2010	9.1
	June 2009	9.2
	June 2008	9.4
	June 2007	7.4
	June 2006	5.7
	5-Year Avg:	8.2
	3- Year Avg: 9.2	

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Home Sales for June 2011



Historical Home Sales in June of Each Year

