



Marshall County Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

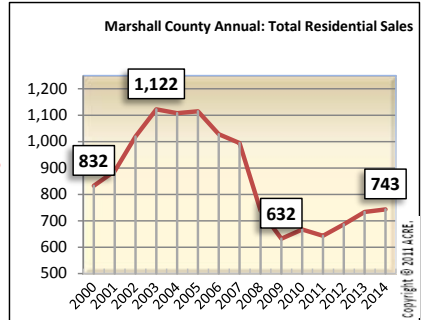
Marshall County residential sales for the year of 2014 totaled 743 units, representing an increase of 10 transactions when compared to 733 units that were sold in the year of 2013.

Last Year

vs. Previous Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

2014	743		
2013	733	1.4%	
09-'13	672	10.5%	
2003	1,122	-33.8%	
2009	632	17.6%	



ACRE Commentary

"Compared to historical data, annual sales are 8.2% above the 3-year annual average and 10.5% above the 5-year annual average."

Historical Home Sales

2013	733
2012	686
2011	643
2010	667
2009	632
5- Year Avg:	672
3- Year Avg:	687

Graph: 2000-2014
(Per Annum)

Median Sales Price

The median sales price in Marshall County for the year of 2014 was \$105,567 a 1.1 percent increase from the year of 2013's median selling price of \$104,400.

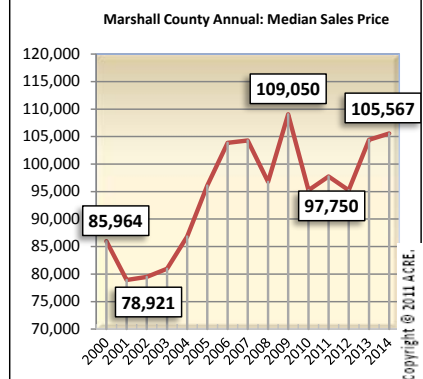
Last Year

vs. Previous Year
vs. 5-Yr Avg

2014	105,567		
2013	104,400	1.1%	
09-'13	100,337	5.2%	

Median Peak
Trough

2009	109,050	-3.2%	
2001	78,921	33.8%	



ACRE Commentary

"Compared to historical data to the right, the annual median price is 6.5% above the 3-year annual average and 5.2% above the 5-year annual average."

Historical Median Selling Price

2013	104,400
2012	95,250
2011	97,750
2010	95,233
2009	109,050
5- Year Avg:	100,337
3- Year Avg:	99,133

Graph: 2000-2014
(Per Annum)





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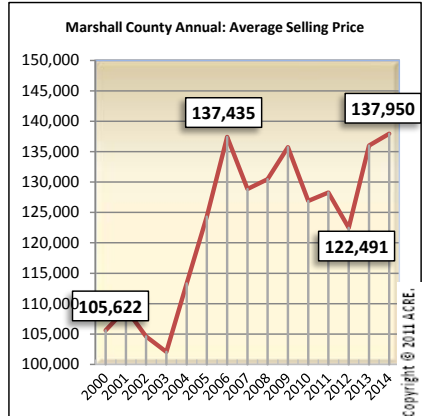
Infographs

Average Sales Prices

The average selling price in Marshall County for the year of 2014 was \$137,950 a 1.4 percent increase from the year of 2013's average selling price of \$135,987.

Last Year	2014	137,950	
vs. Previous Year	2013	135,987	1.4%
vs. 5-Yr Avg	09-'13	129,879	6.2%

Average Peak	2014	137,950	0.0%
Trough	2003	102,061	35.2%



Graph: 2000-2014
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 7.0% above the 3-year annual average and 6.2% above the 5-year annual average."

Historical Average Selling Price

2013	135,987
2012	122,491
2011	128,288
2010	126,893
2009	135,734

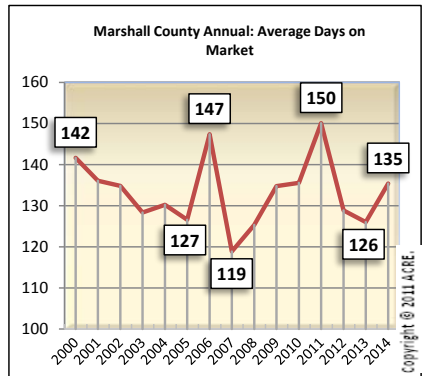
5-Year Avg:	129,879
3-Year Avg:	128,922

Days on Market (DOM)

The average number of days on the market in the year of 2014 was 135, representing an increase of 7.5 percent from 126 days on market in the year of 2013.

Last Year	2014	135	
vs. Previous Year	2013	126	7.5%
vs. 5-Yr Avg	09-'13	135	0.3%

DOM Peak	2011	150	-9.7%
Trough	2007	119	13.8%



Graph: 2000-2014
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('09-'13) for the year is 135 days, the same as current results. Compared to historical data to the right, the annual DOM is equal to the 5-year annual average, and equal to the 3-year annual average."

Historical Average DOM

2013	126
2012	129
2011	150
2010	136
2009	135

5-Year Avg:	135
3-Year Avg:	135





Market Indicators

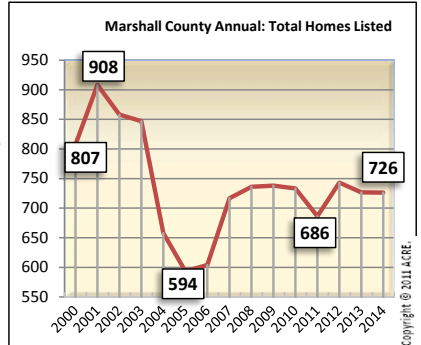
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Homes Listed for Sale

Marshall County's average number of residential units available for sale in the year of 2014 decreased by **1 units**, when compared to the year of 2013.

Last Year	2014	726	
vs. Previous Year	2013	727	-0.1%
vs. 5-Yr Avg	09-'13	726	0.1%
Inventory Peak	2001	908	-20.0%
Trough	2005	594	22.2%



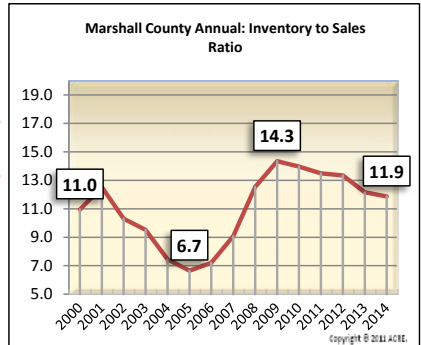
ACRE Commentary	Historical Total Homes Listed
"The 5-year inventory average ('09-'13) is 726 units, the same as current results. Compared to historical data to the right, the number of homes listed for sale is equal to the 5-year annual average, and 1.0% above the 3-year annual average."	2013 727
	2012 743
	2011 686
	2010 734
	2009 738
	5-Year Avg: 726
	3-Year Avg: 719

Graph: 2000-2014
(Per Annum)

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).

Last Year	2014	11.9	
vs. Previous Year	2013	12.2	-2.4%
vs. 5-Yr Avg	09-'13	13.5	-11.9%
I/S Ratio Peak	2009	14.3	-17.0%
Trough	2005	6.7	77.0%



ACRE Commentary	Historical I/S Ratio
"Compared to historical data to the right, the annual supply is 8.5% below the 3-year annual average and 11.9% below the 5-year annual average."	2013 12.2
	2012 13.3
	2011 13.5
	2010 14.0
	2009 14.3
	5-Year Avg: 13.5
	3- Year Avg: 13.0

Graph: 2000-2014
(Per Annum)

NOTE: This representation is based in whole or in part on data supplied by the reporting boards/associations of REALTORS® or their Multiple Listing Service. The Alabama Center for Real Estate does not guarantee and is in no way responsible for its accuracy. Any Market data maintained by the Center does not necessarily include information on listings not published at the request of the seller, listings of brokers who are not members of a local board/association or MLS, unlisted properties, rental properties, etc. The statistics included in this report reflect the residential sales of houses, condominiums, and town homes. Historical Monthly Housing Statistics are available on the web at Alabama Center for Real Estate's homepage - www.acre.cba.ua.edu.

