

**Alabama Home Sales Report - December 2012**

**STATEWIDE STATISTICS**

Statewide	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD* December-12	YTD * December-11	% Difference	**Inv./Sales Ratio of September 2012
<b>Total Homes Sold</b>	2,851	2,968	-3.94%	2,875	-0.83%	39,132	36,965	5.86%	10.8
<b>Median Selling Price</b>	134,661	120,164	12.06%	116,122	15.96%	122,894	118,990	3.28%	
<b>Average Selling Price</b>	152,291	144,652	5.28%	136,447	11.61%	144,964	141,205	2.66%	
<b>Average Days on Market*</b>	156.9	145.0	8.19%	150.5	4.25%	159.1	158.8	0.19%	
<b>Total Homes Listed</b>	30,869	32,268	-4.34%	32,262	-4.32%				

\*The % Difference in the Average Days on Market may appear to at variance due to numbers beyond the decimal created when all markets are averaged.

\*\*The Inventory to Sales Ratio (Inv./Sales Ratio) represents the ratio produced by the current month of Total Homes Listed divided by the Current Month Total Homes Sold. This ratio shows at the rate of sales in the current month, the number of months necessary to sell the existing homes on the market in the current month.

**TOTAL HOMES SOLD**

ASSOCIATION	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD December-12	YTD December-11	% Difference	**Inv./Sales Ratio
<b>Metro Markets</b>									
Birmingham	776	825	-5.94%	779	-0.39%	10,770	9,808	9.81%	9.8
Huntsville- Madison Co.	362	406	-10.84%	389	-6.94%	4,776	4,272	11.80%	7.5
Mobile	229	252	-9.13%	271	-15.50%	3,359	3,296	1.91%	11.5
Montgomery	239	226	5.75%	228	4.82%	3,111	2,774	12.15%	11.0
Tuscaloosa	120	127	-5.51%	110	9.09%	1,735	1,743	-0.46%	10.9
<b>Subtotal</b>	<b>1,726</b>	<b>1,836</b>	<b>-5.99%</b>	<b>1,777</b>	<b>-2.87%</b>	<b>23,751</b>	<b>21,893</b>	<b>8.49%</b>	<b>9.8</b>
<b>Midsized Markets</b>									
Baldwin	297	269	10.41%	247	20.24%	3,835	3,643	5.27%	9.2
Calhoun County	81	75	8.00%	67	20.90%	988	947	4.33%	13.6
Cullman	46	42	9.52%	35	31.43%	613	593	3.37%	12.2
Dothan	67	79	-15.19%	74	-9.46%	938	1,025	-8.49%	18.0
Gadsden	44	48	-8.33%	59	-25.42%	658	632	4.11%	16.0
Lee County	76	83	-8.43%	79	-3.80%	1,233	1,132	8.92%	12.1
Decatur-Morgan County	72	64	12.50%	80	-10.00%	1,114	1,086	2.58%	10.2
Muscle Shoals	102	96	6.25%	97	5.15%	1,293	1,194	8.29%	9.9
Phenix City	67	64	4.69%	76	-11.84%	917	1,043	-12.08%	10.1
Wiregrass	46	52	-11.54%	59	-22.03%	712	840	-15.24%	20.2
<b>Subtotal</b>	<b>898</b>	<b>872</b>	<b>2.98%</b>	<b>873</b>	<b>2.86%</b>	<b>12,301</b>	<b>12,135</b>	<b>1.37%</b>	<b>11.8</b>
<b>Rural Markets</b>									
Athens- Limestone County	61	66	-7.58%	73	-16.44%	856	837	2.27%	11.3
Cherokee County	6	5	20.00%	16	-62.50%	132	133	-0.75%	42.3
Covington	18	34	-47.06%	14	28.57%	243	210	15.71%	15.6
Jackson County	21	14	50.00%	13	61.54%	205	192	6.77%	9.1
Lake Martin	24	21	14.29%	16	50.00%	382	345	10.72%	20.5
Marshall County	60	63	-4.76%	50	20.00%	686	643	6.69%	11.2
Monroe County	12	7	71.43%	5	140.00%	85	74	14.86%	11.4
Selma	7	16	-56.25%	10	-30.00%	138	145	-4.83%	30.7
Talladega County	3	13	-76.92%	9	-66.67%	112	107	4.67%	66.7
Walker County	15	21	-28.57%	19	-21.05%	241	251	-3.98%	20.3
<b>Subtotal</b>	<b>227</b>	<b>260</b>	<b>-12.69%</b>	<b>225</b>	<b>0.89%</b>	<b>3,080</b>	<b>2,937</b>	<b>4.87%</b>	<b>15.1</b>

**MEDIAN SELLING PRICE**

Statewide	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD* December-12	YTD * December-11	% Difference
<b>Median Selling Price</b>	134,661	120,164	12.06%	116,122	15.96%	122,894	118,990	3.28%

ASSOCIATION	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD December-12	YTD December-11	% Difference
<b>Metro Markets</b>								
Birmingham	155,000	159,000	-2.52%	132,900	16.63%	149,983	140,958	6.40%
Huntsville- Madison County	184,000	169,900	8.30%	163,980	12.21%	169,423	170,918	-0.87%
Mobile	113,000	112,000	0.89%	99,900	13.11%	109,791	105,388	4.18%
Montgomery	140,000	123,000	13.82%	124,500	12.45%	126,801	126,567	0.19%
Tuscaloosa	172,895	146,900	17.70%	132,950	30.05%	147,220	143,567	2.54%
<b>Median Sales Price Average</b>	<b>152,979</b>	<b>142,160</b>	<b>7.61%</b>	<b>130,846</b>	<b>16.92%</b>	<b>140,644</b>	<b>137,479</b>	<b>2.30%</b>
<b>Midsized Markets</b>								
Baldwin	190,000	189,900	0.05%	149,867	26.78%	173,193	157,908	9.68%
Calhoun County	102,450	95,000	7.84%	86,000	19.13%	100,394	99,404	1.00%
Cullman	117,400	117,750	-0.30%	119,000	-1.34%	109,137	102,071	6.92%
Dothan	136,500	144,000	-5.21%	119,000	14.71%	132,255	133,871	-1.21%
Gadsden	107,336	94,750	13.28%	95,000	12.99%	94,082	87,243	7.84%
Lee County	166,250	150,000	10.83%	144,375	15.15%	158,735	155,371	2.17%
Decatur-Morgan County	104,000	104,500	-0.48%	104,900	-0.86%	110,192	102,808	7.18%
Muscle Shoals	101,000	111,900	-9.74%	106,000	-4.72%	108,800	105,742	2.89%
Phenix City	166,400	161,250	3.19%	172,500	-3.54%	152,286	159,716	-4.65%
Wiregrass	130,700	105,000	24.48%	134,000	-2.46%	133,833	137,077	-2.37%
<b>Median Sales Price Average</b>	<b>132,204</b>	<b>127,405</b>	<b>3.77%</b>	<b>123,064</b>	<b>7.43%</b>	<b>127,291</b>	<b>124,121</b>	<b>2.55%</b>
<b>Rural Markets</b>								
Athens- Limestone County	153,000	142,900	7.07%	129,900	17.78%	142,425	139,395	2.17%
Cherokee County	136,500	108,000	26.39%	133,750	2.06%	102,175	99,763	2.42%
Covington	107,500	63,250	69.96%	110,817	-2.99%	87,767	76,387	14.90%
Jackson County	99,900	93,300	7.07%	105,000	-4.86%	94,175	100,663	-6.44%
Lake Martin	235,000	135,000	74.07%	126,500	85.77%	203,606	202,658	0.47%
Marshall County	92,000	76,000	21.05%	79,200	16.16%	95,250	97,750	-2.56%
Monroe County	76,250	84,800	-10.08%	78,000	-2.24%	80,546	78,861	2.14%
Selma	95,000	120,000	-20.83%	81,200	17.00%	82,908	80,288	3.26%
Talladega County	225,200	84,000	168.10%	69,000	226.38%	104,050	74,692	39.31%
Walker County	59,250	112,000	-47.10%	104,820	-43.47%	103,325	95,693	7.98%
<b>Median Sales Price Average</b>	<b>127,960</b>	<b>101,925</b>	<b>25.54%</b>	<b>101,819</b>	<b>25.67%</b>	<b>109,623</b>	<b>104,615</b>	<b>4.79%</b>

**AVERAGE SELLING PRICE**

Statewide	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD* December-12	YTD * December-11	% Difference
<b>Average Selling Price</b>	152,291	144,652	5.28%	136,447	11.61%	144,964	141,205	2.66%

ASSOCIATION	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD December-12	YTD December-11	% Difference
<b>Metro Markets</b>								
Birmingham	185,579	184,384	0.65%	164,321	12.94%	181,009	171,243	5.70%
Huntsville- Madison County	211,172	197,887	6.71%	186,991	12.93%	193,600	195,412	-0.93%
Mobile	133,750	136,788	-2.22%	122,195	9.46%	129,243	123,742	4.45%
Montgomery	159,820	144,966	10.25%	140,796	13.51%	143,274	145,458	-1.50%
Tuscaloosa	206,361	179,261	15.12%	163,050	26.56%	175,842	164,776	6.72%
<b>Average Sales Price Average</b>	<b>179,336</b>	<b>168,657</b>	<b>6.33%</b>	<b>155,471</b>	<b>15.35%</b>	<b>164,594</b>	<b>160,126</b>	<b>2.79%</b>

ASSOCIATION	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD December-12	YTD December-11	% Difference
<b>Midsized Markets</b>								
Baldwin	241,052	231,405	4.17%	196,662	22.57%	235,936	211,224	11.70%
Calhoun County	117,267	119,936	-2.23%	95,324	23.02%	111,223	112,459	-1.10%
Cullman	138,104	128,009	7.89%	156,438	-11.72%	131,454	127,450	3.14%
Dothan	142,714	147,035	-2.94%	115,106	23.98%	145,888	145,510	0.26%
Gadsden	122,919	120,695	1.84%	121,841	0.88%	112,462	109,303	2.89%
Lee County	205,648	168,617	21.96%	201,950	1.83%	178,163	171,740	3.74%
Decatur-Morgan County	123,751	121,207	2.10%	106,746	15.93%	121,805	118,644	2.66%
Muscle Shoals	140,782	125,889	11.83%	124,972	12.65%	134,804	126,395	6.65%
Phenix City	165,538	165,741	-0.12%	163,810	1.05%	153,796	155,922	-1.36%
Wiregrass	142,715	133,751	6.70%	137,629	3.70%	145,247	150,477	-3.48%
<b>Average Sales Price Average</b>	<b>154,049</b>	<b>146,229</b>	<b>5.35%</b>	<b>142,048</b>	<b>8.45%</b>	<b>147,078</b>	<b>142,912</b>	<b>2.91%</b>

ASSOCIATION	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD December-12	YTD December-11	% Difference
<b>Rural Markets</b>								
Athens- Limestone County	169,053	161,577	4.63%	137,103	23.30%	157,398	153,874	2.29%
Cherokee County	144,500	105,500	36.97%	147,985	-2.35%	114,225	118,489	-3.60%
Covington	93,017	93,929	-0.97%	114,829	-19.00%	102,629	88,435	16.05%
Jackson County	108,269	128,660	-15.85%	90,162	20.08%	123,991	125,833	-1.46%
Lake Martin	279,610	235,895	18.53%	179,875	55.45%	286,453	287,673	-0.42%
Marshall County	104,842	84,659	23.84%	116,922	-10.33%	122,491	128,288	-4.52%
Monroe County	89,442	97,029	-7.82%	112,300	-20.35%	92,071	88,833	3.64%
Selma	113,214	164,825	-31.31%	81,640	38.67%	90,340	94,362	-4.26%
Talladega County	196,733	105,530	86.42%	92,822	111.95%	110,892	97,906	13.26%
Walker County	71,434	133,121	-46.34%	139,697	-48.87%	129,862	116,686	11.29%
<b>Average Sales Price Average</b>	<b>137,011</b>	<b>131,073</b>	<b>4.53%</b>	<b>121,334</b>	<b>12.92%</b>	<b>133,035</b>	<b>130,038</b>	<b>2.31%</b>

**AVERAGE DAYS on the MARKET**

Statewide	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD* December-12	YTD * December-11	% Difference
<b>Average Days Home * On Market</b>	156.9	145.0	8.19%	150.5	4.25%	159.1	158.8	0.19%

\*The % Difference in the Average Days on Market may appear to at variance due to numbers beyond the decimal created when all markets are averaged.

ASSOCIATION	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	YTD December-12	YTD December-11	% Difference
<b>Metro Markets</b>								
Birmingham	91	101	-9.90%	104	-12.50%	100	110	-9.26%
Huntsville- Madison County	109	101	7.92%	98	11.22%	109	106	1.96%
Mobile	120	122	-1.64%	146	-17.81%	124	137	-9.45%
Montgomery	112	97	15.46%	99	13.13%	100	102	-2.60%
Tuscaloosa	140	122	14.75%	107	30.84%	111	125	-11.13%
<b>Average DOM Average</b>	<b>114.4</b>	<b>108.6</b>	<b>5.34%</b>	<b>110.8</b>	<b>3.25%</b>	<b>108.6</b>	<b>116.1</b>	<b>-6.48%</b>
<b>Midsized Markets</b>								
Baldwin	171	154	11.04%	175	-2.29%	178	189	-5.61%
Calhoun County	126	125	0.80%	108	16.67%	129	130	-0.70%
Cullman	188	158	18.99%	180	4.44%	162	177	-8.74%
Dothan	126	145	-13.10%	145	-13.10%	151	160	-5.57%
Gadsden	157	165	-4.85%	155	1.29%	172	162	6.55%
Lee County	201	193	4.15%	173	16.18%	192	189	1.85%
Decatur-Morgan County	208	110	89.09%	111	87.39%	134	135	-0.49%
Muscle Shoals	135	122	10.66%	144	-6.25%	147	129	14.15%
Phenix City	144	126	14.29%	124	16.13%	146	137	6.20%
Wiregrass	177	178	-0.56%	166	6.63%	178	159	12.18%
<b>Average DOM Average</b>	<b>163.3</b>	<b>147.6</b>	<b>10.64%</b>	<b>148.1</b>	<b>10.26%</b>	<b>159.0</b>	<b>156.7</b>	<b>1.51%</b>
<b>Rural Markets</b>								
Athens- Limestone County	102	125	-18.40%	101	0.99%	127	129	-1.61%
Cherokee County	210	85	147.06%	144	45.83%	195	183	6.62%
Covington	234	258	-9.30%	253	-7.51%	235	181	29.82%
Jackson County	113	200	-43.50%	263	-57.03%	128	158	-19.34%
Lake Martin	201	145	38.62%	152	32.24%	222	220	1.21%
Marshall County	139	130	6.92%	141	-1.42%	129	150	-14.16%
Monroe County	183	116	57.76%	89	105.62%	230	198	15.90%
Selma	176	206	-14.56%	274	-35.77%	189	234	-19.22%
Talladega County	196	176	11.36%	110	78.18%	209	174	20.12%
Walker County	163	165	-1.21%	200	-18.50%	182	197	-7.46%
<b>Average DOM Average</b>	<b>171.7</b>	<b>160.6</b>	<b>6.91%</b>	<b>172.7</b>	<b>-0.58%</b>	<b>184.4</b>	<b>182.3</b>	<b>1.19%</b>

**TOTAL HOMES LISTED**

Statewide	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	**Inv./Sales Ratio of September 2012
<b>Total Homes Listed</b>	30,869	32,268	-4.34%	32,262	-4.32%	10.8

ASSOCIATION	Current Month December-12	Last Month November-12	% Difference	Last Year December-11	% Difference	**Inv./Sales Ratio
<b>Metro Markets</b>						
Birmingham	7,578	7,661	-1.08%	8,285	-8.53%	9.8
Huntsville-Madison Co.	2,712	2,859	-5.14%	2,573	5.40%	7.5
Mobile	2,626	2,774	-5.34%	2,894	-9.26%	11.5
Montgomery	2,620	2,691	-2.64%	2,631	-0.42%	11.0
Tuscaloosa	1,312	1,381	-5.00%	1,383	-5.13%	10.9
<b>Subtotal</b>	<b>16,848</b>	<b>17,366</b>	<b>-2.98%</b>	<b>17,766</b>	<b>-5.17%</b>	<b>9.8</b>

Midsize Markets						
Baldwin	2,738	2,864	-4.40%	2,972	-7.87%	9.2
Calhoun County	1,103	1,154	-4.42%	1,063	3.76%	13.6
Cullman	561	624	-10.10%	649	-13.56%	12.2
Dothan	1,208	1,279	-5.55%	1,107	9.12%	18.0
Gadsden	702	715	-1.82%	633	10.90%	16.0
Lee County	921	1,018	-9.53%	1,047	-12.03%	12.1
Decatur-Morgan Co.	734	838	-12.41%	875	-16.11%	10.2
Muscle Shoals	1,012	1,139	-11.15%	1,038	-2.50%	9.9
Phenix City	674	705	-4.40%	803	-16.06%	10.1
Wiregrass	930	967	-3.83%	851	9.28%	20.2
<b>Subtotal</b>	<b>10,583</b>	<b>11,303</b>	<b>-6.37%</b>	<b>11,038</b>	<b>-4.12%</b>	<b>11.8</b>

Rural Markets						
Athens-Limestone Co.	691	716	-3.49%	725	-4.69%	11.3
Cherokee County	254	280	-9.29%	249	2.01%	42.3
Covington	280	286	-2.10%	267	4.87%	15.6
Jackson County	192	188	2.13%	189	1.59%	9.1
Lake Martin	493	534	-7.68%	514	-4.09%	20.5
Marshall County	671	735	-8.71%	649	3.39%	11.2
Monroe County	137	149	-8.05%	134	2.24%	11.4
Selma	215	222	-3.15%	215	0.00%	30.7
Talladega County	200	211	-5.21%	219	-8.68%	66.7
Walker County	305	278	9.71%	297	2.69%	20.3
<b>Subtotal</b>	<b>3,438</b>	<b>3,599</b>	<b>-4.47%</b>	<b>3,458</b>	<b>-0.58%</b>	<b>15.1</b>

**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. Alabama Center for Real Estate - University of Alabama 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 townhomes.

Numbers in red indicate negative numbers.

(Note: A negative number in the Average Days on Market indicates an improvement.)

Historical Monthly Housing Statistics are available on the web at Alabama Center for Real Estate's homepage: [www.acre.cba.ua.edu](http://www.acre.cba.ua.edu)