

Alabama Home Sales Report - February 2013

STATEWIDE STATISTICS

Statewide	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD* February-13	YTD * February-12	% Difference	**Inv./Sales Ratio of February 2013
Total Homes Sold	2,941	2,526	16.43%	2,611	12.64%	5,467	4,978	9.82%	10.7
Median Selling Price	115,788	103,342	12.04%	106,808	8.41%	109,565	110,773	-1.09%	
Average Selling Price	140,024	131,753	6.28%	130,638	7.18%	135,888	132,866	2.27%	
Average Days on Market*	163.1	163.7	-0.37%	172.6	-5.54%	163.4	163.3	0.07%	
Total Homes Listed	31,546	30,863	2.21%	32,512	-2.97%				

*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 February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD February-13	YTD February-12	% Difference	**Inv./Sales Ratio
Metro Markets									
Birmingham	776	686	13.12%	755	2.78%	1,462	1,349	8.38%	9.4
Huntsville- Madison Co.	376	270	39.26%	297	26.60%	646	559	15.56%	7.5
Mobile	281	238	18.07%	210	33.81%	519	459	13.07%	10.0
Montgomery	253	217	16.59%	210	20.48%	470	394	19.29%	10.5
Tuscaloosa	131	117	11.97%	119	10.08%	248	239	3.77%	11.1
Subtotal	1,817	1,528	18.91%	1,591	14.20%	3,345	3,000	11.50%	9.4
Midsized Markets									
Baldwin	288	241	19.50%	255	12.94%	529	481	9.98%	9.8
Calhoun County	68	63	7.94%	63	7.94%	131	129	1.55%	16.6
Cullman	50	43	16.28%	35	42.86%	93	88	5.68%	11.9
Dothan	65	66	-1.52%	64	1.56%	131	127	3.15%	19.8
Gadsden	53	53	0.00%	46	15.22%	106	89	19.10%	13.6
Lee County	79	70	12.86%	63	25.40%	149	121	23.14%	12.5
Decatur-Morgan County	80	81	-1.23%	81	-1.23%	161	131	22.90%	10.3
Muscle Shoals	99	107	-7.48%	102	-2.94%	206	182	13.19%	10.4
Phenix City	71	52	36.54%	48	47.92%	123	116	6.03%	9.4
Wiregrass	63	44	43.18%	54	16.67%	107	108	-0.93%	15.3
Subtotal	916	820	11.71%	811	12.95%	1,736	1,572	10.43%	12.0
Rural Markets									
Athens- Limestone County	68	39	74.36%	50	36.00%	107	109	-1.83%	11.0
Cherokee County	7	8	-12.50%	11	-36.36%	15	19	-21.05%	35.4
Covington	11	11	0.00%	14	-21.43%	22	24	-8.33%	22.3
Jackson County	9	13	-30.77%	13	-30.77%	22	26	-15.38%	21.4
Lake Martin	28	25	12.00%	25	12.00%	53	46	15.22%	19.6
Marshall County	48	46	4.35%	45	6.67%	94	96	-2.08%	14.5
Monroe County	3	3	0.00%	3	0.00%	6	9	-33.33%	47.3
Selma	9	13	-30.77%	11	-18.18%	22	21	4.76%	23.9
Talladega County	10	5	100.00%	14	-28.57%	15	20	-25.00%	19.1
Walker County	15	15	0.00%	23	-34.78%	30	36	-16.67%	19.5
Subtotal	208	178	16.85%	209	-0.48%	386	406	-4.93%	16.9

MEDIAN SELLING PRICE

Statewide	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD* February-13	YTD * February-12	% Difference
Median Selling Price	115,788	103,342	12.04%	106,808	8.41%	109,565	110,773	-1.09%

ASSOCIATION	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD February-13	YTD February-12	% Difference
Metro Markets								
Birmingham	142,950	144,950	-1.38%	134,500	6.28%	143,950	132,250	8.85%
Huntsville- Madison County	167,210	169,900	-1.58%	160,250	4.34%	168,555	164,375	2.54%
Mobile	92,000	96,675	-4.84%	118,250	-22.20%	94,338	106,125	-11.11%
Montgomery	125,000	113,700	9.94%	118,250	5.71%	119,350	111,875	6.68%
Tuscaloosa	136,900	132,900	3.01%	136,000	0.66%	134,900	140,875	-4.24%
Median Sales Price Average	132,812	131,625	0.90%	133,450	-0.48%	132,219	131,100	0.85%
Midsized Markets								
Baldwin	160,000	165,000	-3.03%	170,000	-5.88%	162,500	157,375	3.26%
Calhoun County	92,500	93,500	-1.07%	100,000	-7.50%	93,000	96,500	-3.63%
Cullman	92,450	110,900	-16.64%	109,900	-15.88%	101,675	111,950	-9.18%
Dothan	117,000	105,150	11.27%	124,950	-6.36%	111,075	124,925	-11.09%
Gadsden	97,500	59,700	63.32%	74,250	31.31%	78,600	80,575	-2.45%
Lee County	170,000	174,340	-2.49%	159,900	6.32%	172,170	161,200	6.81%
Decatur-Morgan County	105,000	112,500	-6.67%	87,000	20.69%	108,750	93,500	16.31%
Muscle Shoals	97,000	94,500	2.65%	90,000	7.78%	95,750	99,600	-3.87%
Phenix City	137,240	149,950	-8.48%	87,750	56.40%	143,595	119,575	20.09%
Wiregrass	155,500	110,000	41.36%	124,500	24.90%	132,750	120,300	10.35%
Median Sales Price Average	122,419	117,554	4.14%	112,825	8.50%	119,987	116,550	2.95%
Rural Markets								
Athens- Limestone County	153,000	100,000	53.00%	133,000	15.04%	126,500	130,900	-3.36%
Cherokee County	122,500	45,000	172.22%	67,500	81.48%	83,750	91,375	-8.34%
Covington	91,250	94,895	-3.84%	76,000	20.07%	93,073	78,750	18.19%
Jackson County	77,700	60,000	29.50%	91,900	-15.45%	68,850	67,450	2.08%
Lake Martin	172,500	125,000	38.00%	132,000	30.68%	148,750	158,000	-5.85%
Marshall County	89,000	85,500	4.09%	80,000	11.25%	87,250	95,750	-8.88%
Monroe County	80,000	118,500	-32.49%	72,500	10.34%	99,250	60,882	63.02%
Selma	81,500	33,500	143.28%	59,900	36.06%	57,500	75,775	-24.12%
Talladega County	69,000	37,500	84.00%	89,900	-23.25%	53,250	83,450	-36.19%
Walker County	70,000	50,000	40.00%	72,000	-2.78%	60,000	106,000	-43.40%
Median Sales Price Average	100,645	74,990	34.21%	87,470	15.06%	87,817	94,833	-7.40%

AVERAGE SELLING PRICE

Statewide	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD* February-13	YTD * February-12	% Difference
Average Selling Price	140,024	131,753	6.28%	130,638	7.18%	135,888	132,866	2.27%

ASSOCIATION	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD February-13	YTD February-12	% Difference
Metro Markets								
Birmingham	178,397	172,370	3.50%	156,577	13.94%	175,384	158,466	10.68%
Huntsville- Madison County	186,543	199,082	-6.30%	176,549	5.66%	192,813	182,649	5.56%
Mobile	116,658	116,445	0.18%	131,512	-11.29%	116,552	127,888	-8.86%
Montgomery	133,504	126,594	5.46%	131,512	1.51%	130,049	127,912	1.67%
Tuscaloosa	155,359	166,341	-6.60%	172,625	-10.00%	160,850	174,719	-7.94%
Average Sales Price Average	154,092	156,166	-1.33%	153,755	0.22%	155,129	154,327	0.52%

ASSOCIATION	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD February-13	YTD February-12	% Difference
Midsized Markets								
Baldwin	208,494	217,623	-4.19%	227,169	-8.22%	213,059	201,825	5.57%
Calhoun County	109,748	109,894	-0.13%	111,689	-1.74%	109,821	107,484	2.17%
Cullman	105,647	125,605	-15.89%	137,640	-23.24%	115,626	127,425	-9.26%
Dothan	131,201	122,938	6.72%	133,540	-1.75%	127,070	132,460	-4.07%
Gadsden	129,313	82,872	56.04%	111,670	15.80%	106,093	105,680	0.39%
Lee County	197,888	192,438	2.83%	177,466	11.51%	195,163	181,779	7.36%
Decatur-Morgan County	121,220	129,729	-6.56%	98,945	22.51%	125,475	109,568	14.52%
Muscle Shoals	124,321	116,934	6.32%	124,083	0.19%	120,628	121,534	-0.75%
Phenix City	140,221	135,746	3.30%	141,493	-0.90%	137,984	142,621	-3.25%
Wiregrass	148,824	123,142	20.86%	139,643	6.57%	135,983	130,763	3.99%
Average Sales Price Average	141,688	135,692	4.42%	140,334	0.96%	138,690	136,114	1.89%

ASSOCIATION	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD February-13	YTD February-12	% Difference
Rural Markets								
Athens- Limestone County	176,737	133,089	32.80%	132,665	33.22%	154,913	141,722	9.31%
Cherokee County	169,643	90,844	86.74%	69,621	143.67%	130,244	85,623	52.11%
Covington	99,000	117,207	-15.53%	94,078	5.23%	108,104	98,059	10.24%
Jackson County	87,928	109,460	-19.67%	85,404	2.96%	98,694	72,416	36.29%
Lake Martin	280,480	192,020	46.07%	220,816	27.02%	236,250	268,518	-12.02%
Marshall County	107,650	117,691	-8.53%	107,312	0.31%	112,671	126,518	-10.95%
Monroe County	97,620	115,167	-15.24%	94,833	2.94%	106,394	73,836	44.10%
Selma	81,267	82,346	-1.31%	66,461	22.28%	81,807	75,784	7.95%
Talladega County	107,405	79,700	34.76%	115,032	-6.63%	93,553	108,433	-13.72%
Walker County	105,520	118,539	-10.98%	107,626	-1.96%	112,030	137,986	-18.81%
Average Sales Price Average	131,325	115,606	13.60%	109,385	20.06%	123,466	118,889	3.85%

AVERAGE DAYS on the MARKET

Statewide	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD* February-13	YTD * February-12	% Difference
Average Days Home * On Market	163.1	163.7	-0.37%	172.6	-5.54%	163.4	163.3	0.07%

*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 February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	YTD February-13	YTD February-12	% Difference
Metro Markets								
Birmingham	102	98	4.08%	112	-8.93%	100	108	-6.98%
Huntsville- Madison County	96	85	12.94%	132	-27.27%	91	124	-26.72%
Mobile	126	124	1.61%	105	20.00%	125	113	11.11%
Montgomery	117	124	-5.65%	105	11.43%	121	101	19.90%
Tuscaloosa	129	114	13.16%	111	16.22%	122	123	-1.22%
Average DOM Average	114.0	109.0	4.59%	113.0	0.88%	111.5	113.4	-1.68%
Midsized Markets								
Baldwin	187	173	8.09%	203	-7.88%	180	190	-5.01%
Calhoun County	109	116	-6.03%	139	-21.58%	113	122	-7.79%
Cullman	178	216	-17.59%	141	26.24%	197	143	37.76%
Dothan	170	172	-1.16%	143	18.88%	171	165	3.95%
Gadsden	158	206	-23.30%	181	-12.71%	182	183	-0.55%
Lee County	205	191	7.33%	184	11.41%	198	188	5.60%
Decatur-Morgan County	133	136	-2.21%	132	0.76%	135	124	8.47%
Muscle Shoals	183	165	10.91%	167	9.58%	174	162	7.74%
Phenix City	154	149	3.36%	171	-9.94%	152	153	-0.98%
Wiregrass	192	177	8.47%	157	22.29%	185	185	-0.27%
Average DOM Average	166.9	170.1	-1.88%	161.8	3.15%	168.5	161.3	4.46%
Rural Markets								
Athens- Limestone County	128	130	-1.54%	166	-22.89%	129	164	-21.34%
Cherokee County	98	67	46.27%	212	-53.77%	83	191	-56.81%
Covington	251	152	65.13%	276	-9.06%	202	307	-34.36%
Jackson County	142	122	16.39%	100	42.00%	132	94	41.18%
Lake Martin	176	209	-15.79%	279	-36.92%	193	237	-18.78%
Marshall County	139	108	28.70%	125	11.20%	124	108	14.88%
Monroe County	201	242	-16.94%	250	-19.60%	222	218	1.84%
Selma	290	280	3.57%	208	39.42%	285	199	43.58%
Talladega County	264	313	-15.65%	294	-10.20%	289	226	27.94%
Walker County	149	223	-33.18%	223	-33.18%	186	160	16.25%
Average DOM Average	183.8	184.6	-0.43%	213.3	-13.83%	184.2	190.2	-3.13%

TOTAL HOMES LISTED

Statewide	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	**Inv./Sales Ratio of February 2013
Total Homes Listed	31,546	30,863	2.21%	32,512	-2.97%	10.7

ASSOCIATION	Current Month February-13	Last Month January-13	% Difference	Last Year February-12	% Difference	**Inv./Sales Ratio
Metro Markets						
Birmingham	7,288	6,962	4.68%	7,742	-5.86%	9.4
Huntsville- Madison Co.	2,812	2,842	-1.06%	2,743	2.52%	7.5
Mobile	2,815	2,744	2.59%	2,738	2.81%	10.0
Montgomery	2,651	2,628	0.88%	2,738	-3.18%	10.5
Tuscaloosa	1,450	1,396	3.87%	1,546	-6.21%	11.1
Subtotal	17,016	16,572	2.68%	17,507	-2.80%	9.4

Midsize Markets						
Baldwin	2,815	2,735	2.93%	3,041	-7.43%	9.8
Calhoun County	1,126	1,154	-2.43%	1,112	1.26%	16.6
Cullman	597	567	5.29%	607	-1.65%	11.9
Dothan	1,287	1,264	1.82%	1,194	7.79%	19.8
Gadsden	722	703	2.70%	672	7.44%	13.6
Lee County	985	961	2.50%	1,167	-15.60%	12.5
Decatur- Morgan Co.	821	785	4.59%	904	-9.18%	10.3
Muscle Shoals	1,030	1,011	1.88%	1,136	-9.33%	10.4
Phenix City	665	665	0.00%	848	-21.58%	9.4
Wiregrass	963	978	-1.53%	904	6.53%	15.3
Subtotal	11,011	10,823	1.74%	11,585	-4.95%	12.0

Rural Markets						
Athens- Limestone Co.	748	737	1.49%	720	3.89%	11.0
Cherokee County	248	263	-5.70%	279	-11.11%	35.4
Covington	245	252	-2.78%	250	-2.00%	22.3
Jackson County	193	194	-0.52%	174	10.92%	21.4
Lake Martin	549	515	6.60%	546	0.55%	19.6
Marshall County	696	683	1.90%	700	-0.57%	14.5
Monroe County	142	141	0.71%	140	1.43%	47.3
Selma	215	214	0.47%	216	-0.46%	23.9
Talladega County	191	188	1.60%	214	-10.75%	19.1
Walker County	292	281	3.91%	181	61.33%	19.5
Subtotal	3,519	3,468	1.47%	3,420	2.89%	16.9

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