



ALABAMA CENTER for REAL ESTATE
CULVERHOUSE COLLEGE OF COMMERCE
THE UNIVERSITY OF ALABAMA

STATEWIDE STATISTICS



Transformational Leadership

Alabama Home Sales Report - July 2014

Statewide	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD* July-14	YTD * July-13	% Difference	**Inv./Sales Ratio of July 2014
Total Homes Sold	4,373	4,445	-1.62%	4,281	2.15%	26,073	25,588	1.90%	7.8
Median Selling Price	139,499	144,125	-3.21%	134,371	3.82%	130,223	123,560	5.39%	
Average Selling Price	159,503	168,086	-5.11%	161,609	-1.30%	154,502	147,776	4.55%	
Average Days on Market*	152	150	1.41%	167	-8.64%	156	161	-2.98%	
Total Homes Listed	34,060	34,331	-0.79%	33,919	0.42%				

*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 July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD July-14	YTD July-13	% Difference	**Inv./Sales Ratio
Metro Markets									
Birmingham	1,320	1,282	2.96%	1,187	11.20%	7,397	7,019	5.39%	5.6
Huntsville- Madison Co.	460	507	-9.27%	554	-16.97%	2,857	2,974	-3.93%	7.1
Mobile	376	329	14.29%	381	-1.31%	2,260	2,343	-3.54%	7.4
Montgomery	368	370	-0.54%	342	7.60%	2,190	2,107	3.94%	7.9
Tuscaloosa	196	186	5.38%	209	-6.22%	1,154	1,195	-3.43%	7.7
Subtotal	2,720	2,674	1.72%	2,673	1.76%	15,858	15,638	1.41%	6.6
Midsized Markets									
Baldwin	396	507	-21.89%	412	-3.88%	2,762	2,610	5.82%	8.2
Calhoun County	119	119	0.00%	94	26.60%	702	625	12.32%	10.5
Cullman	87	67	29.85%	69	26.09%	435	376	15.69%	8.7
Dothan	104	81	28.40%	95	9.47%	589	594	-0.84%	11.5
Gadsden	58	70	-17.14%	57	1.75%	406	401	1.25%	13.6
Lee County	160	186	-13.98%	148	8.11%	867	834	3.96%	5.2
Decatur-Morgan County	100	129	-22.48%	95	5.26%	670	712	-5.90%	10.0
Muscle Shoals	131	137	-4.38%	146	-10.27%	795	875	-9.14%	9.4
Phenix City	88	80	10.00%	92	-4.35%	538	556	-3.24%	7.4
Wiregrass	69	73	-5.48%	72	-4.17%	384	488	-21.31%	14.3
Subtotal	1,312	1,449	-9.45%	1,280	2.50%	8,148	8,071	0.95%	9.1
Rural Markets									
Athens- Limestone County	101	80	26.25%	88	14.77%	547	503	8.75%	8.0
Cherokee County	20	20	0.00%	18	11.11%	110	87	26.44%	13.6
Covington	15	12	25.00%	26	-42.31%	97	138	-29.71%	19.7
Jackson County	14	10	40.00%	16	-12.50%	112	113	-0.88%	17.6
Lake Martin	43	47	-8.51%	44	-2.27%	262	253	3.56%	14.4
Marshall County	57	75	-24.00%	75	-24.00%	447	436	2.52%	13.6
Monroe County	7	4	75.00%	7	0.00%	39	46	-15.22%	21.3
Selma	15	15	0.00%	7	114.29%	74	78	-5.13%	12.7
Talladega County	42	37	13.51%	9	366.67%	220	61	260.66%	11.4
Walker County	27	22	22.73%	38	-28.95%	159	164	-3.05%	13.9
Subtotal	341	322	5.90%	328	3.96%	2,067	1,879	10.01%	12.4

MEDIAN SELLING PRICE



Transformational Leadership

Statewide	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD* July-14	YTD * July-13	% Difference
Median Selling Price	139,499	144,125	-3.21%	134,371	3.82%	130,223	123,560	5.39%

ASSOCIATION	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD July-14	YTD July-13	% Difference
Metro Markets								
Birmingham	174,000	177,832	-2.15%	184,600	-5.74%	163,362	163,764	-0.25%
Huntsville- Madison County	173,127	184,900	-6.37%	180,000	-3.82%	167,951	165,924	1.22%
Mobile	120,000	130,500	-8.05%	115,000	4.35%	115,129	108,282	6.32%
Montgomery	146,450	141,000	3.87%	141,400	3.57%	134,564	132,429	1.61%
Tuscaloosa	149,950	156,575	-4.23%	155,000	-3.26%	148,497	149,443	-0.63%
Median Sales Price Average	152,705	158,161	-3.45%	155,200	-1.61%	145,901	143,968	1.34%
Midsized Markets								
Baldwin	200,000	186,750	7.10%	189,950	5.29%	199,521	178,665	11.67%
Calhoun County	108,000	115,000	-6.09%	97,950	10.26%	99,614	102,320	-2.64%
Cullman	140,000	139,900	0.07%	145,000	-3.45%	130,886	110,300	18.66%
Dothan	142,250	153,000	-7.03%	137,900	3.15%	129,464	129,043	0.33%
Gadsden	97,500	108,000	-9.72%	105,000	-7.14%	91,667	88,414	3.68%
Lee County	187,274	188,000	-0.39%	168,950	10.85%	180,011	170,920	5.32%
Decatur-Morgan County	115,000	118,000	-2.54%	119,000	-3.36%	112,329	113,150	-0.73%
Muscle Shoals	132,000	134,500	-1.86%	121,500	8.64%	122,600	110,393	11.06%
Phenix City	145,900	146,200	-0.21%	149,493	-2.40%	137,936	148,206	-6.93%
Wiregrass	128,000	124,000	3.23%	125,000	2.40%	117,071	127,464	-8.15%
Median Sales Price Average	139,592	141,335	-1.23%	135,974	2.66%	132,110	127,887	3.30%
Rural Markets								
Athens- Limestone County	173,170	144,000	20.26%	149,900	15.52%	142,167	140,147	1.44%
Cherokee County	123,000	125,250	-1.80%	78,000	57.69%	107,893	91,850	17.47%
Covington	83,000	107,250	-22.61%	108,300	-23.36%	90,640	99,242	-8.67%
Jackson County	115,450	253,000	-54.37%	115,000	0.39%	137,107	93,014	47.40%
Lake Martin	252,000	304,470	-17.23%	204,300	23.35%	213,496	192,586	10.86%
Marshall County	125,000	96,000	30.21%	125,000	0.00%	103,129	105,114	-1.89%
Monroe County	125,500	60,000	109.17%	135,000	-7.04%	97,200	107,850	-9.87%
Selma	75,000	95,000	-21.05%	125,000	-40.00%	84,500	90,464	-6.59%
Talladega County	126,000	118,000	6.78%	45,520	176.80%	120,350	73,931	62.79%
Walker County	129,900	96,000	35.31%	137,500	-5.53%	108,486	96,071	12.92%
Median Sales Price Average	132,802	139,897	-5.07%	122,352	8.54%	120,497	109,027	10.52%

AVERAGE SELLING PRICE



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Statewide	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD* July-14	YTD * July-13	% Difference
Average Selling Price	159,503	168,086	-5.11%	161,609	-1.30%	154,502	147,776	4.55%

ASSOCIATION	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD July-14	YTD July-13	% Difference
Metro Markets								
Birmingham	220,976	220,354	0.28%	221,224	-0.11%	201,082	197,208	1.96%
Huntsville- Madison County	199,900	207,582	-3.70%	206,636	-3.26%	193,382	191,169	1.16%
Mobile	136,816	148,732	-8.01%	136,760	0.04%	134,785	127,684	5.56%
Montgomery	161,240	158,741	1.57%	153,006	5.38%	149,829	145,170	3.21%
Tuscaloosa	168,222	181,483	-7.31%	189,658	-11.30%	174,666	176,920	-1.27%
Average Sales Price Average	177,431	183,378	-3.24%	181,457	-2.22%	170,749	167,630	1.86%

ASSOCIATION	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD July-14	YTD July-13	% Difference
Midsized Markets								
Baldwin	241,875	257,604	-6.11%	261,969	-7.67%	262,391	236,396	11.00%
Calhoun County	117,178	129,746	-9.69%	117,679	-0.43%	116,236	115,841	0.34%
Cullman	193,373	176,651	9.47%	181,730	6.41%	177,510	133,766	32.70%
Dothan	144,374	203,597	-29.09%	148,434	-2.74%	148,046	144,538	2.43%
Gadsden	132,819	124,578	6.62%	113,511	17.01%	110,777	108,653	1.96%
Lee County	207,497	206,131	0.66%	189,217	9.66%	202,848	195,233	3.90%
Decatur-Morgan County	137,266	139,390	-1.52%	132,691	3.45%	130,136	126,928	2.53%
Muscle Shoals	154,186	155,727	-0.99%	149,352	3.24%	144,075	132,619	8.64%
Phenix City	149,809	157,897	-5.12%	164,472	-8.92%	142,515	150,359	-5.22%
Wiregrass	136,058	143,905	-5.45%	133,938	1.58%	131,117	138,806	-5.54%
Average Sales Price Average	161,444	169,523	-4.77%	159,299	1.35%	156,565	148,314	5.56%

ASSOCIATION	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD July-14	YTD July-13	% Difference
Rural Markets								
Athens- Limestone County	193,758	165,572	17.02%	169,318	14.43%	156,059	158,430	-1.50%
Cherokee County	118,460	163,730	-27.65%	131,386	-9.84%	132,721	119,963	10.64%
Covington	93,673	147,760	-36.60%	124,929	-25.02%	121,619	113,843	6.83%
Jackson County	131,842	229,084	-42.45%	155,419	-15.17%	135,671	115,526	17.44%
Lake Martin	313,790	325,627	-3.64%	316,182	-0.76%	299,091	285,077	4.92%
Marshall County	140,506	128,784	9.10%	172,424	-18.51%	132,418	135,250	-2.09%
Monroe County	119,975	59,125	102.92%	125,559	-4.45%	93,187	116,215	-19.81%
Selma	99,102	105,855	-6.38%	117,046	-15.33%	101,791	100,079	1.71%
Talladega County	128,911	148,827	-13.38%	69,808	84.67%	142,320	104,511	36.18%
Walker County	145,979	115,656	26.22%	157,867	-7.53%	128,269	124,224	3.26%
Average Sales Price Average	148,600	159,002	-6.54%	153,994	-3.50%	144,315	137,312	5.10%

AVERAGE DAYS on the MARKET



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Statewide	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD* July-14	YTD * July-13	% Difference
Average Days Home * On Market	152.2	150.1	1.41%	166.6	-8.64%	155.8	160.5	-2.98%

*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 July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	YTD July-14	YTD July-13	% Difference
Metro Markets								
Birmingham	80	83	-3.61%	85	-5.88%	93	91	3.15%
Huntsville- Madison County	109	118	-7.63%	99	10.10%	122	103	18.94%
Mobile	93	115	-19.13%	97	-4.12%	113	112	1.41%
Montgomery	135	138	-2.17%	114	18.42%	138	116	18.55%
Tuscaloosa	121	107	13.08%	89	35.96%	118	109	8.55%
Average DOM Average	107.6	112.2	-4.10%	96.8	11.16%	116.9	105.9	10.33%

Midsized Markets								
Baldwin	152	146	4.11%	163	-6.75%	155	181	-14.00%
Calhoun County	115	127	-9.45%	155	-25.81%	133	134	-0.21%
Cullman	138	114	21.05%	188	-26.60%	131	164	-20.17%
Dothan	165	161	2.48%	185	-10.81%	176	170	3.19%
Gadsden	193	190	1.58%	165	16.97%	189	172	9.81%
Lee County	163	170	-4.12%	165	-1.21%	175	189	-7.63%
Decatur-Morgan County	116	124	-6.45%	92	26.09%	132	115	14.76%
Muscle Shoals	130	152	-14.47%	124	4.84%	140	146	-4.68%
Phenix City	135	123	9.76%	171	-21.05%	149	144	3.67%
Wiregrass	156	177	-11.86%	167	-6.59%	162	171	-5.26%
Average DOM Average	146.3	148.4	-1.42%	157.5	-7.11%	154.2	158.7	-2.80%

Rural Markets								
Athens- Limestone County	113	137	-17.52%	118	-4.24%	142	135	4.86%
Cherokee County	181	179	1.12%	222	-18.47%	202	177	14.19%
Covington	152	169	-10.06%	214	-28.97%	185	217	-14.71%
Jackson County	93	170	-45.29%	76	22.37%	158	132	19.57%
Lake Martin	237	209	13.40%	225	5.33%	212	205	3.77%
Marshall County	113	136	-16.91%	136	-16.91%	127	133	-4.82%
Monroe County	462	185	149.73%	245	88.57%	247	217	13.90%
Selma	185	262	-29.39%	532	-65.23%	190	290	-34.58%
Talladega County	86	101	-14.85%	122	-29.51%	130	217	-40.15%
Walker County	183	160	14.38%	217	-15.67%	174	174	0.16%
Average DOM Average	180.5	170.8	5.68%	210.7	-14.33%	176.7	189.7	-6.85%

Statewide	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	**Inv./Sales Ratio of July 2014
Total Homes Listed	34,060	34,331	-0.79%	33,919	0.42%	7.8

ASSOCIATION	Current Month July-14	Last Month June-14	% Difference	Last Year July-13	% Difference	**Inv./Sales Ratio
Metro Markets						
Birmingham	7,422	7,555	-1.76%	7,979	-6.98%	5.6
Huntsville-Madison Co.	3,276	3,259	0.52%	3,124	4.87%	7.1
Mobile	2,769	2,736	1.21%	2,887	-4.09%	7.4
Montgomery	2,925	2,953	-0.95%	3,004	-2.63%	7.9
Tuscaloosa	1,502	1,550	-3.10%	1,469	2.25%	7.7
Subtotal	17,894	18,053	-0.88%	18,463	-3.08%	6.6
Midsized Markets						
Baldwin	3,250	3,302	-1.57%	3,006	8.12%	8.2
Calhoun County	1,247	1,230	1.38%	1,180	5.68%	10.5
Cullman	756	765	-1.18%	679	11.34%	8.7
Dothan	1,197	1,180	1.44%	1,279	-6.41%	11.5
Gadsden	791	808	-2.10%	715	10.63%	13.6
Lee County	835	884	-5.54%	946	-11.73%	5.2
Decatur-Morgan Co.	1,004	971	3.40%	909	10.45%	10.0
Muscle Shoals	1,234	1,251	-1.36%	1,120	10.18%	9.4
Phenix City	654	675	-3.11%	672	-2.68%	7.4
Wiregrass	986	1,016	-2.95%	970	1.65%	14.3
Subtotal	11,954	12,082	-1.06%	11,476	4.17%	9.1
Rural Markets						
Athens-Limestone Co.	813	769	5.72%	826	-1.57%	8.0
Cherokee County	272	290	-6.21%	330	-17.58%	13.6
Covington	296	301	-1.66%	295	0.34%	19.7
Jackson County	246	232	6.03%	206	19.42%	17.6
Lake Martin	620	642	-3.43%	606	2.31%	14.4
Marshall County	775	782	-0.90%	780	-0.64%	13.6
Monroe County	149	157	-5.10%	180	-17.22%	21.3
Selma	190	187	1.60%	227	-16.30%	12.7
Talladega County	477	449	6.24%	197	142.13%	11.4
Walker County	374	387	-3.36%	333	12.31%	13.9
Subtotal	4,212	4,196	0.38%	3,980	5.83%	12.4

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