

Huntsville Madison County Residential Real Estate: Annual Trends Report

Market Indicators

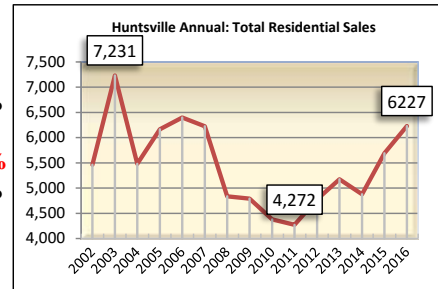
Annual Trends

Infographs

Total Residential Sales

Huntsville Madison County residential sales for the year of 2016 totaled 6,227 units, representing an increase of 537 transactions when compared to 5,690 units that were sold in the year of 2015.

<u>Last Year</u>	2016	6,227	
vs. Previous Year	2015	5,690	9.4%
vs. 5-Yr Avg	11-'15	4,958	25.6%
vs. Peak	2003	7,231	-13.9%
vs. Trough	2011	4,272	45.8%



Graph: 2002-2016
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 18% above the 3-year annual average and 9.4% above the 5-year annual average."

Historical Home Sales

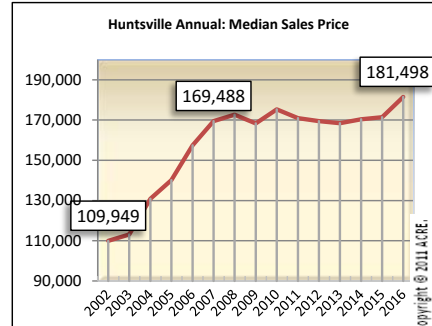
2015	5,690
2014	4,877
2013	5,174
2012	4,776
2011	4,272

5- Year Avg:	4,958
3- Year Avg:	5,247

Median Sales Price

The median sales price in Huntsville for the year of 2016 was \$181,498, a 6 percent increase from the year of 2015's median sales price of \$171,383.

<u>Last Year</u>	2016	181,498	
vs. Previous Year	2015	171,383	5.9%
vs. 5-Yr Avg	11-'15	170,097	6.7%



Graph: 2002-2016
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 6.7% below the 3-year annual average and 6.7% below the 5-year annual average."

Historical Median Selling Price

2015	171,383
2014	170,348
2013	168,413
2012	169,423
2011	170,918

5- Year Avg:	170,097
3- Year Avg:	170,048



Market Indicators

Annual Trends

Infographs

Average Sales Prices

The average sales price in Huntsville for the year of 2016 was \$205,632, a 4.4 percent increase from the year of 2015's average sales price of \$196,906

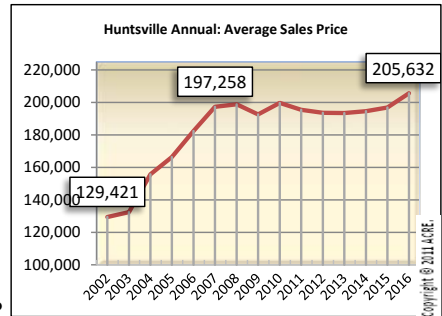
Last Year

vs. Previous Year
vs. 5-Yr Avg

2016	205,632	
2015	196,906	4.4%
11-'15	194,816	5.6%

Average Peak
Trough

2016	205,632	0.0%
2002	129,421	58.9%



Graph: 2002-2016
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 5.4% above the 3-year annual average and 5.6% above the 5-year annual average."

Historical Average Selling Price

2015	196,906
2014	194,657
2013	193,507
2012	193,600
2011	195,412

5-Year Avg:	194,816
3-Year Avg:	195,024

Days on Market (DOM)

The average number of days on the market in the year of 2016 was 90, representing a decrease of 3.9 percent from 94 days on market in the year of 2015.

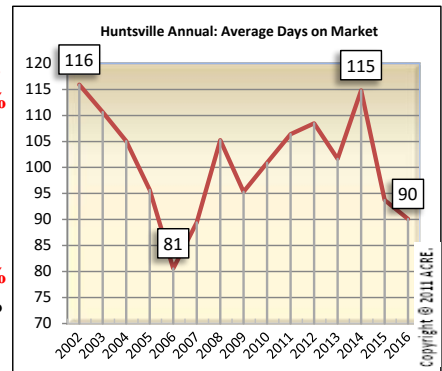
Last Year

vs. Previous Year
vs. 5-Yr Avg

2016	90	
2015	94	-3.9%
11-'15	105	-14.2%

DOM Peak
Trough

2002	116	-22.3%
2006	81	11.8%



Graph: 2002-2016
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('11-'15) for the year is 105 days, 15 days above the current results. Compared to historical data to the right, the annual DOM is 14.2% below the 5-year annual average, and 12.6% below the 3-year annual average."

Historical Average DOM

2015	94
2014	115
2013	102
2012	109
2011	106

5-Year Avg:	105
3-Year Avg:	103



Market Indicators

Annual Trends

Infographs

Homes Listed for Sale

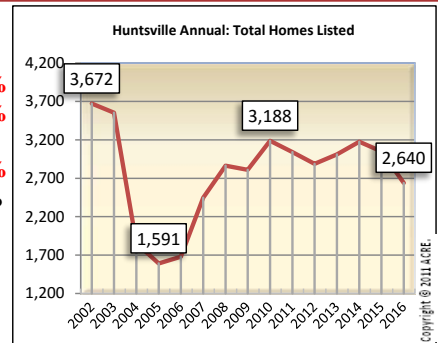
Huntsville's average number of residential units available for sale in the year of 2016 decreased by **410 units**, when compared to the year of 2015.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Inventory Peak
Trough

2016	2,640	
2015	3,050	-13.5%
11-'15	3,033	-13.0%
2002	3,672	-28.1%
2005	1,591	66.0%



ACRE Commentary

"The 5-year inventory average ('11-'15) is 3,033 units, 393 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 13% below the 5-year annual average, and 14% above the 3-year annual average."

Historical Total Homes Listed

2015	3,050
2014	3,176
2013	3,010
2012	2,888
2011	3,040
5-Year Avg:	3,033
3-Year Avg:	3,079

Graph: 2002-2016

(Per Annum)

Inventory-to-Sales Ratio

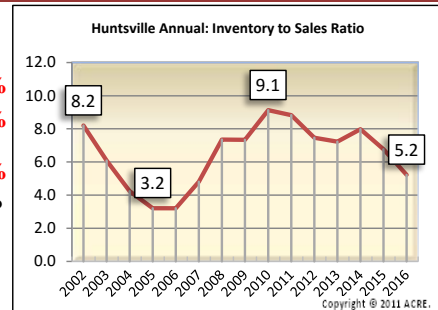
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply. (Market considered to be in balance at approximately 6 months).

Last Year

vs. Previous Year
vs. 5-Yr Avg

I/S Ratio Peak
Trough

2016	5.2	
2015	6.8	-22.7%
11-'15	7.7	-31.6%
2010	9.1	-42.7%
2006	3.2	63.0%



ACRE Commentary

"Compared to historical data to the right, the annual supply is 28% below the 3-year annual average and 31.6% below the 5-year annual average."

Historical I/S Ratio

2015	6.8
2014	8.0
2013	7.2
2012	7.5
2011	8.8
5-Year Avg:	7.7
3-Year Avg:	7.3

Graph: 2002-2016

(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 -

