Weekly Market Activity Report

For Week Ending May 30, 2020

Data current as of June 8, 2020

Buyer activity continues to improve as states and localities slowly open up. ShowingTime is reporting that nationally, showing activity has been climbing since mid-April and is now at or above the same time last year. This increase in buyer showings predicts continued improvement in pending and closed sales numbers in the weeks to come.

SINGLE FAMILY

For the week ending May 30:

- New Listings decreased 8.5% to 270
- Pending Sales increased 32.8% to 364
- Inventory decreased 24.5% to 2,505

For the month of April:

- Median Sales Price increased 16.1% to $219,400
- Days on Market decreased 16.1% to 47
- Pct of List Price Rec'd increased 0.4% to 98.7%
- Months Supply decreased 26.7% to 2.2

TOWNHOUSE/CONDO

For the week ending May 30:

- New Listings decreased 30.8% to 9
- Pending Sales decreased 18.2% to 9
- Inventory decreased 18.2% to 99

For the month of April:

- Median Sales Price decreased 14.8% to $150,000
- Days on Market decreased 14.6% to 41
- Pct of List Price Rec'd increased 1.1% to 99.4%
- Months Supply decreased 22.2% to 2.1

Quick Facts

- 8.5%	- 30.8%	+ 32.8%	- 18.2%	- 24.5%	- 18.2%
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
Year-Over-Year Change **New Listings**		Year-Over-Year Change **Pending Sales**		Year-Over-Year Change **Homes for Sale**	

A research tool provided by ValleyMLS.com covering the Alabama counties of Cherokee, DeKalb, Etowah, Jackson, Lawrence, Limestone, Madison, Marshall and Morgan.

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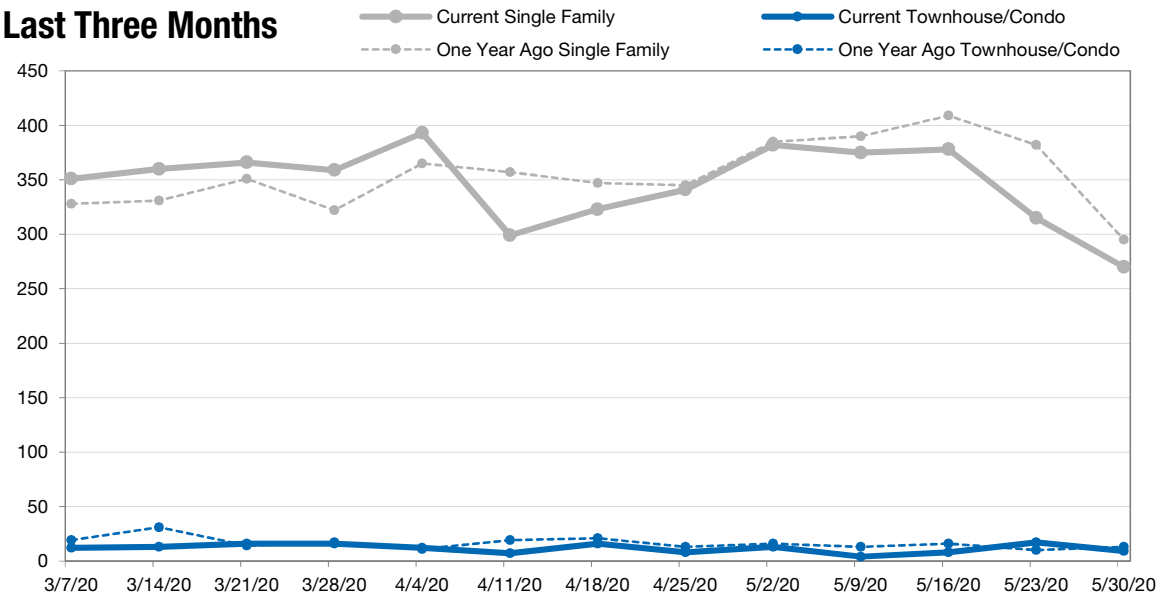
Current as of June 8, 2020. All data from ValleyMLS. Report © 2020 ShowingTime.

New Listings

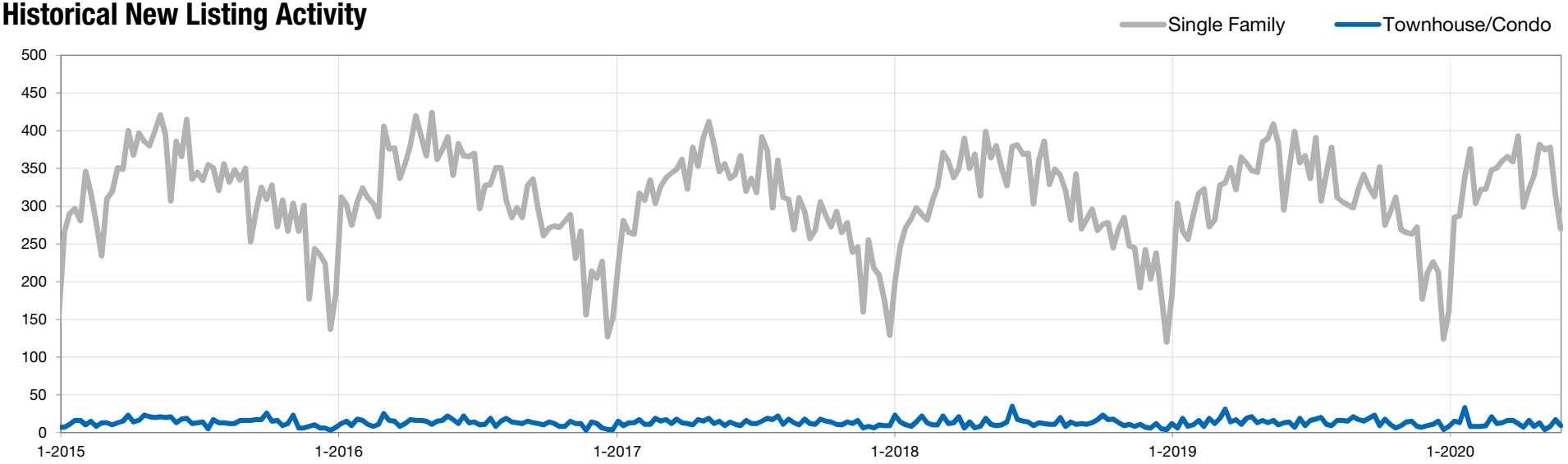
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
3/7/2020	**351**	+ 7.0%	**12**	- 36.8%
3/14/2020	**360**	+ 8.8%	**13**	- 58.1%
3/21/2020	**366**	+ 4.3%	**16**	+ 14.3%
3/28/2020	**359**	+ 11.5%	**16**	- 5.9%
4/4/2020	**393**	+ 7.7%	**12**	+ 9.1%
4/11/2020	**299**	- 16.2%	**7**	- 63.2%
4/18/2020	**323**	- 6.9%	**16**	- 23.8%
4/25/2020	**341**	- 1.2%	**8**	- 38.5%
5/2/2020	**382**	- 0.8%	**13**	- 18.8%
5/9/2020	**375**	- 3.8%	**4**	- 69.2%
5/16/2020	**378**	- 7.6%	**8**	- 50.0%
5/23/2020	**315**	- 17.5%	**17**	+ 70.0%
5/30/2020	**270**	- 8.5%	**9**	- 30.8%
3-Month Avg.	**347**	- 2.1%	**12**	- 29.1%

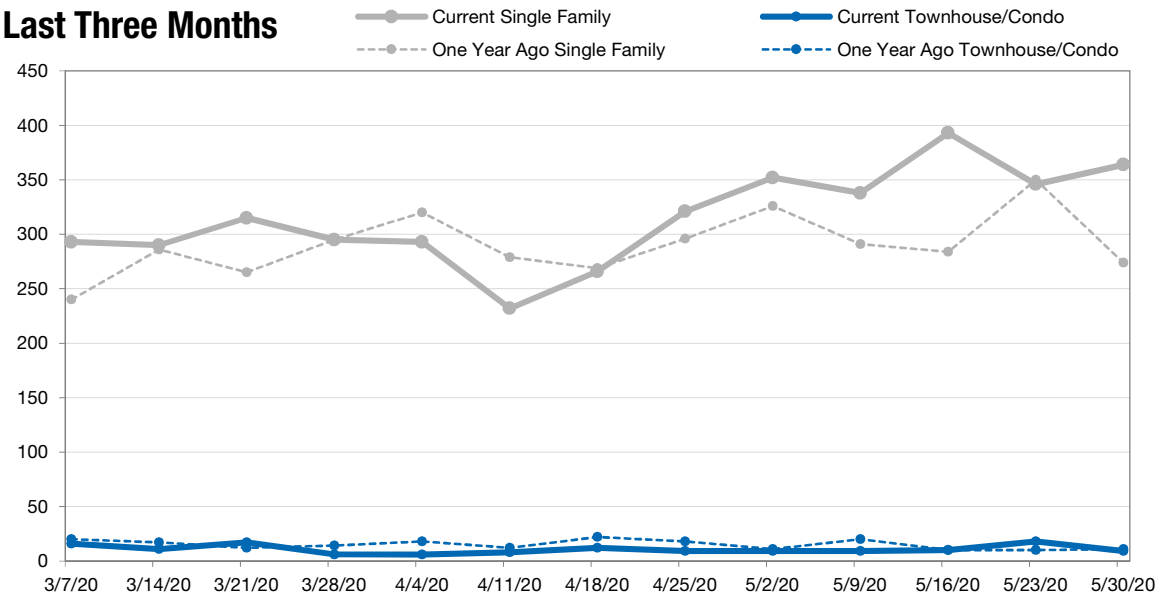
Historical New Listing Activity



Pending Sales

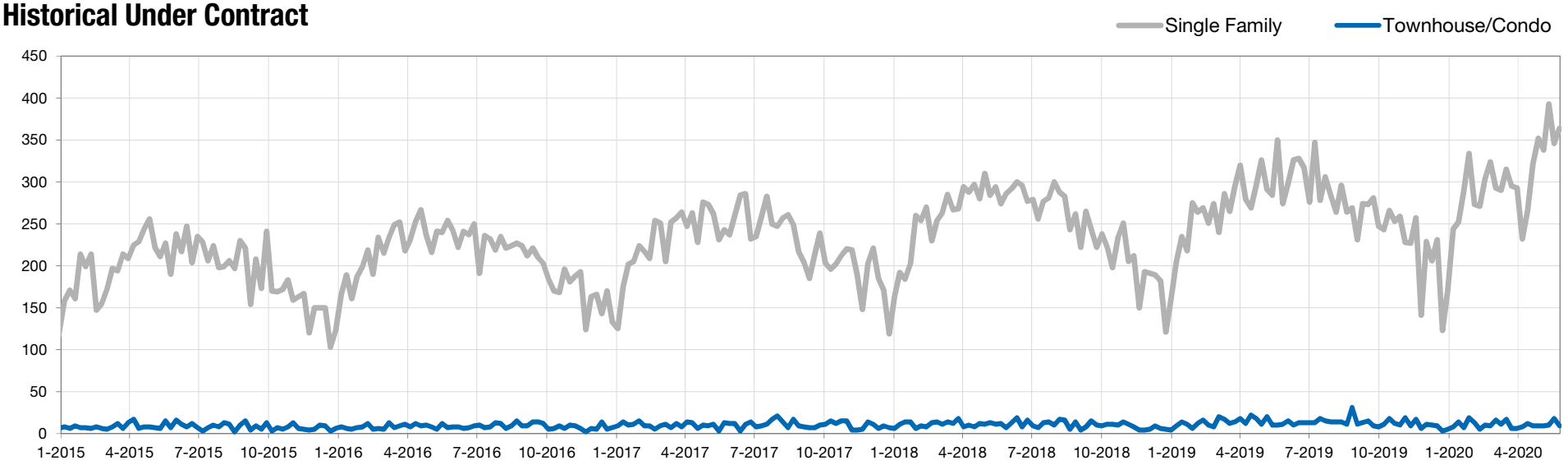
A count of the properties in either a contingent or pending status in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
3/7/2020	**293**	+ 22.1%	**16**	- 20.0%
3/14/2020	**290**	+ 1.4%	**11**	- 35.3%
3/21/2020	**315**	+ 18.9%	**17**	+ 41.7%
3/28/2020	**295**	0.0%	**6**	- 57.1%
4/4/2020	**293**	- 8.4%	**6**	- 66.7%
4/11/2020	**232**	- 16.8%	**8**	- 33.3%
4/18/2020	**266**	- 1.1%	**12**	- 45.5%
4/25/2020	**321**	+ 8.4%	**9**	- 50.0%
5/2/2020	**352**	+ 8.0%	**9**	- 18.2%
5/9/2020	**338**	+ 16.2%	**9**	- 55.0%
5/16/2020	**393**	+ 38.4%	**10**	0.0%
5/23/2020	**346**	- 1.1%	**18**	+ 80.0%
5/30/2020	**364**	+ 32.8%	**9**	- 18.2%
3-Month Avg.	**315**	+ 8.6%	**11**	- 28.2%

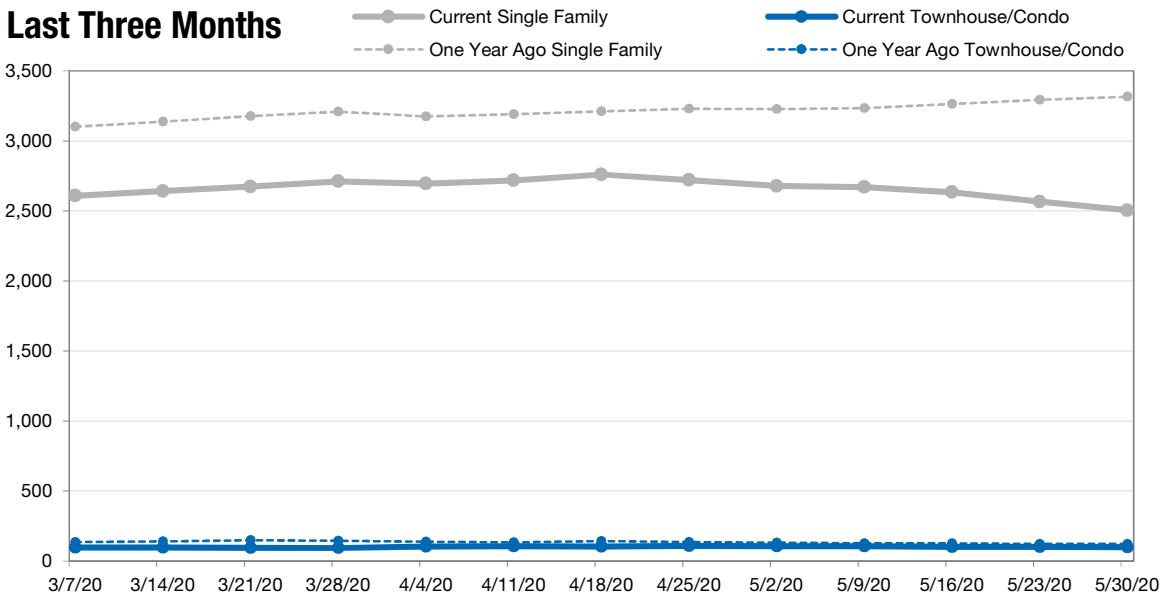
Historical Under Contract



Inventory of Homes for Sale

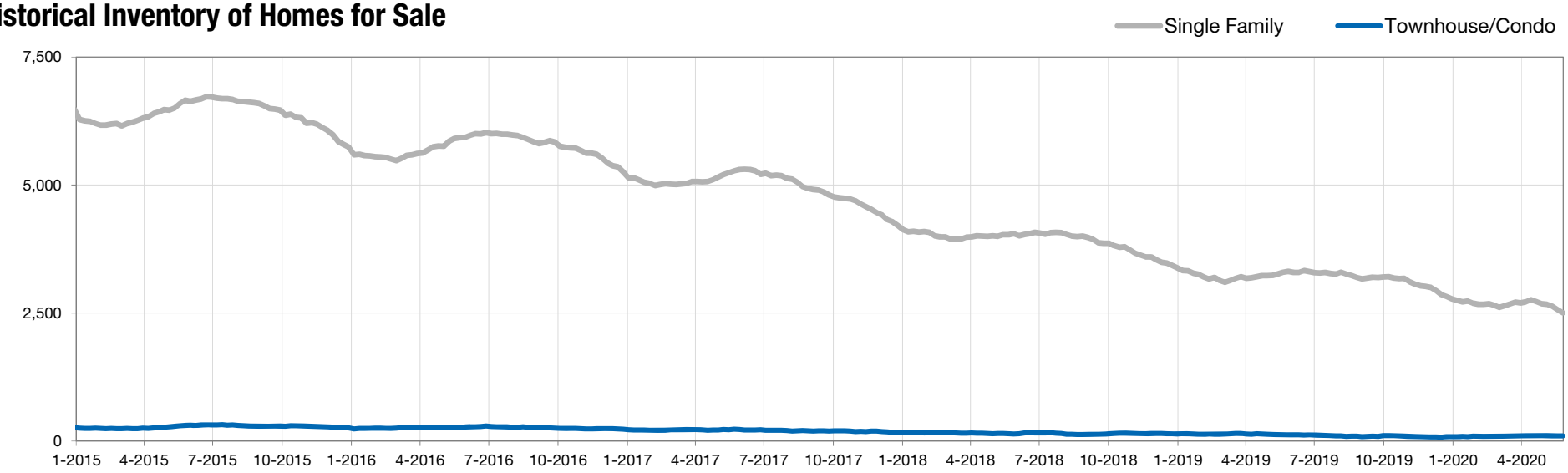
The number of properties available for sale in active status at the end of a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
3/7/2020	**2,609**	- 15.9%	**96**	- 29.4%
3/14/2020	**2,642**	- 15.8%	**96**	- 31.4%
3/21/2020	**2,674**	- 15.9%	**95**	- 35.8%
3/28/2020	**2,712**	- 15.5%	**93**	- 35.9%
4/4/2020	**2,696**	- 15.1%	**102**	- 25.5%
4/11/2020	**2,719**	- 14.8%	**106**	- 20.3%
4/18/2020	**2,760**	- 14.0%	**104**	- 26.2%
4/25/2020	**2,721**	- 15.8%	**108**	- 20.0%
5/2/2020	**2,679**	- 17.0%	**106**	- 18.5%
5/9/2020	**2,671**	- 17.4%	**106**	- 16.5%
5/16/2020	**2,634**	- 19.3%	**100**	- 20.6%
5/23/2020	**2,567**	- 22.1%	**100**	- 17.4%
5/30/2020	**2,505**	- 24.5%	**99**	- 18.2%
3-Month Avg.	**2,661**	- 17.2%	**101**	- 24.7%

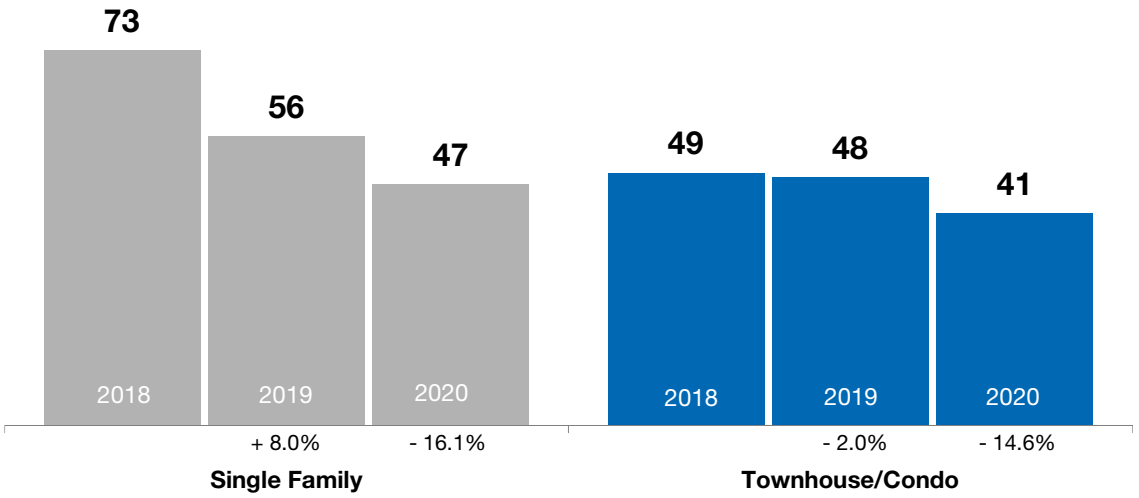
Historical Inventory of Homes for Sale



Days on Market Until Sale

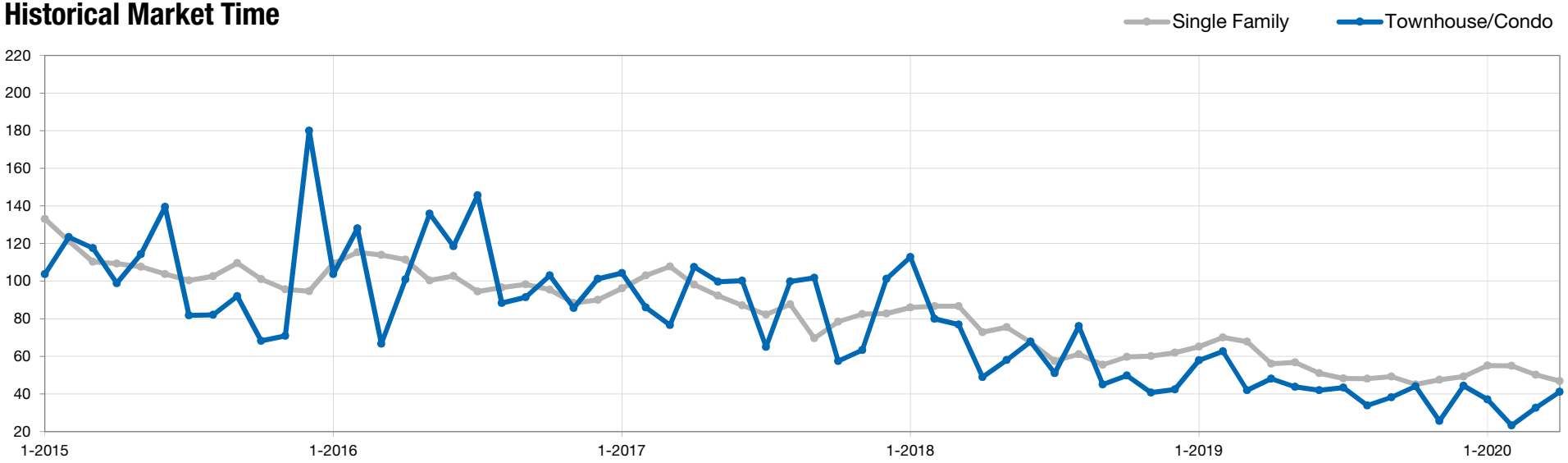
Average number of days between when a property is listed and when an offer is accepted in a given month.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
May-2019	57	- 25.0%	44	- 24.1%
Jun-2019	51	- 23.9%	42	- 38.2%
Jul-2019	48	- 15.8%	43	- 15.7%
Aug-2019	48	- 21.3%	34	- 55.3%
Sep-2019	49	- 12.5%	38	- 15.6%
Oct-2019	45	- 25.0%	44	- 12.0%
Nov-2019	48	- 20.0%	26	- 36.6%
Dec-2019	49	- 21.0%	44	+ 4.8%
Jan-2020	55	- 15.4%	37	- 36.2%
Feb-2020	55	- 21.4%	23	- 63.5%
Mar-2020	50	- 26.5%	33	- 21.4%
Apr-2020	47	- 16.1%	41	- 14.6%
Average	50	- 20.6%	37	- 30.6%

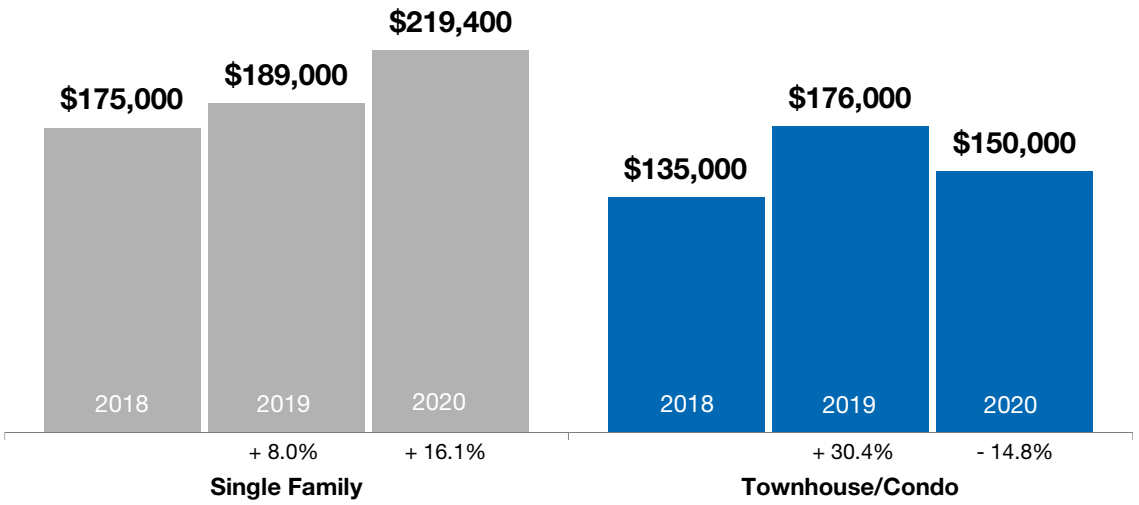
Historical Market Time



Median Sales Price

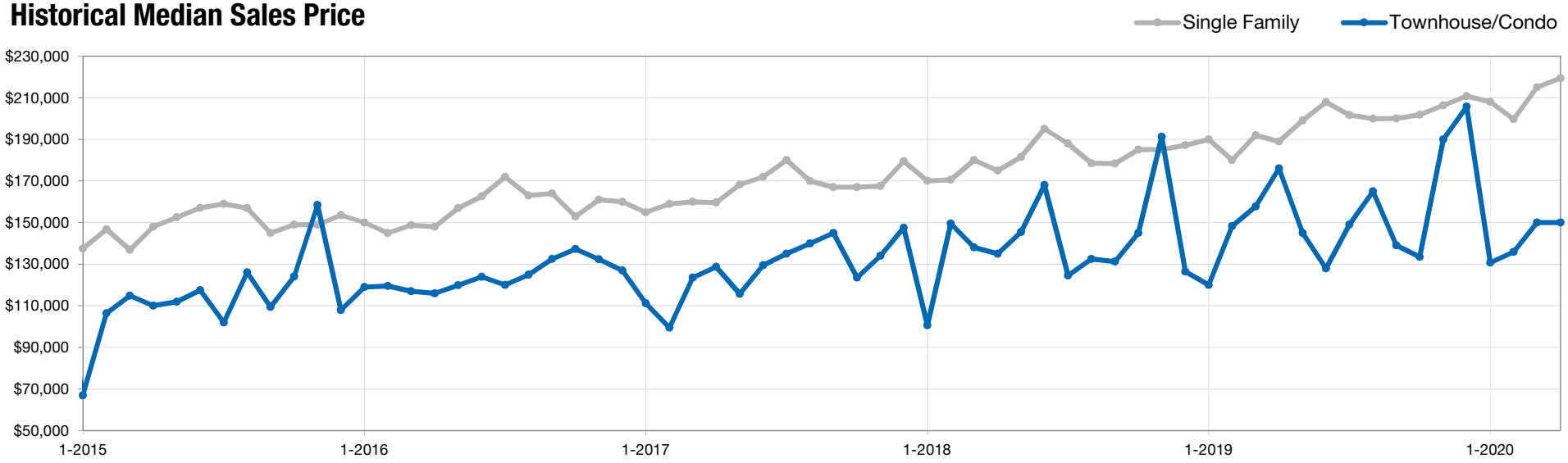
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
May-2019	$199,000	+ 9.6%	$145,000	- 0.3%
Jun-2019	$207,900	+ 6.6%	$128,000	- 23.8%
Jul-2019	$201,649	+ 7.3%	$149,000	+ 19.7%
Aug-2019	$199,938	+ 12.0%	$165,000	+ 24.5%
Sep-2019	$200,000	+ 12.2%	$139,000	+ 5.9%
Oct-2019	$201,775	+ 9.1%	$133,500	- 7.9%
Nov-2019	$206,414	+ 11.6%	$190,000	- 0.7%
Dec-2019	$210,747	+ 12.5%	$205,750	+ 62.6%
Jan-2020	$208,000	+ 9.5%	$130,750	+ 9.0%
Feb-2020	$199,650	+ 10.9%	$135,950	- 8.3%
Mar-2020	$215,000	+ 12.0%	$150,000	- 4.9%
Apr-2020	$219,400	+ 16.1%	$150,000	- 14.8%
Median	$205,000	+ 10.8%	$150,000	+ 2.7%

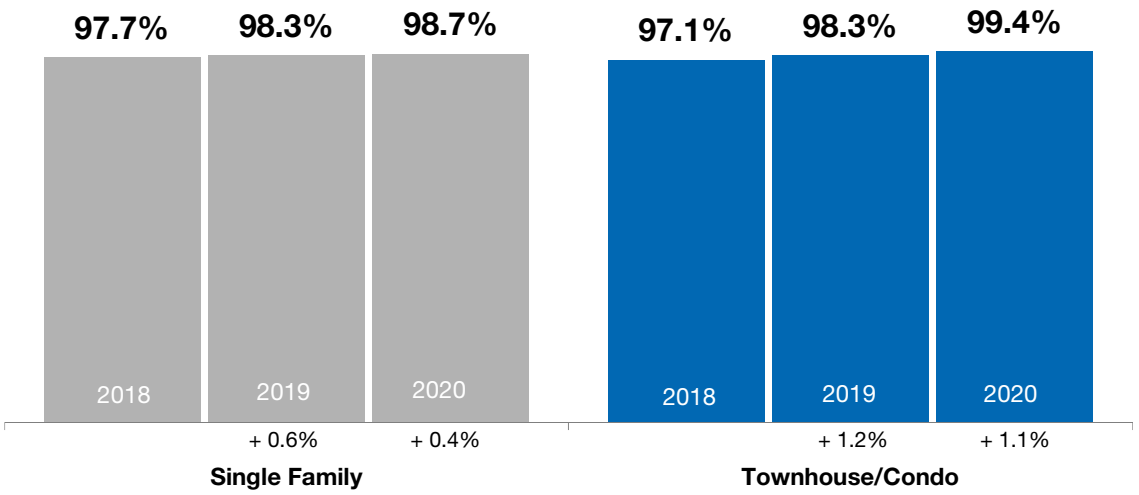
Historical Median Sales Price



Percent of List Price Received

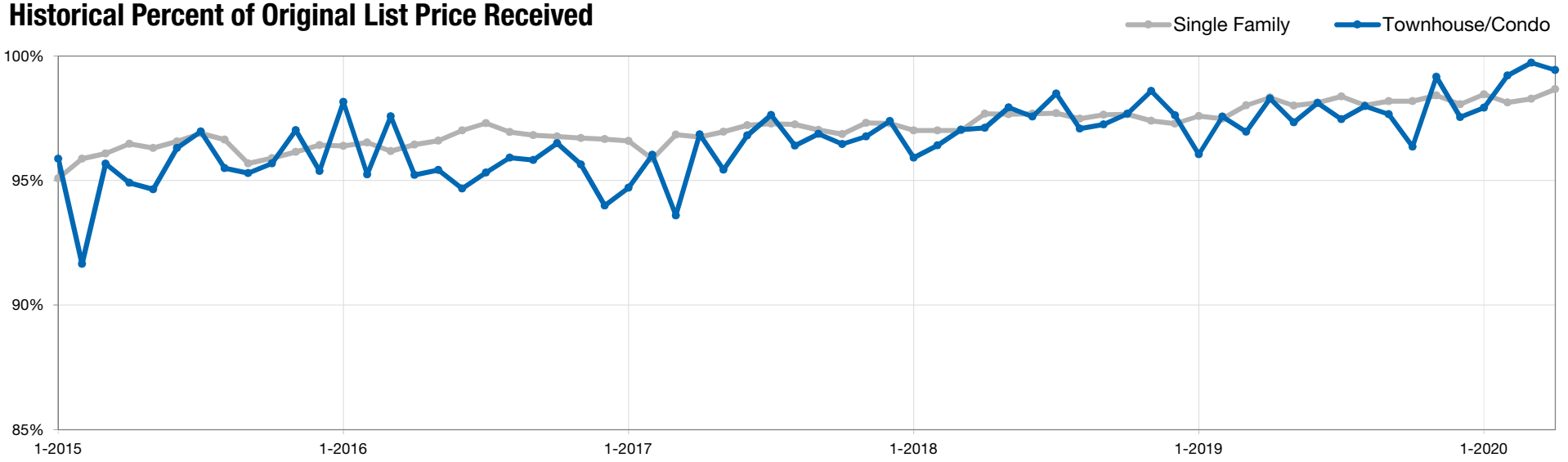
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
May-2019	98.0%	+ 0.3%	97.3%	- 0.6%
Jun-2019	98.1%	+ 0.4%	98.1%	+ 0.5%
Jul-2019	98.4%	+ 0.7%	97.5%	- 1.0%
Aug-2019	98.0%	+ 0.5%	98.0%	+ 0.9%
Sep-2019	98.2%	+ 0.6%	97.7%	+ 0.4%
Oct-2019	98.2%	+ 0.5%	96.4%	- 1.3%
Nov-2019	98.4%	+ 1.0%	99.2%	+ 0.6%
Dec-2019	98.1%	+ 0.8%	97.5%	- 0.1%
Jan-2020	98.5%	+ 0.9%	97.9%	+ 1.9%
Feb-2020	98.1%	+ 0.6%	99.2%	+ 1.6%
Mar-2020	98.3%	+ 0.3%	99.7%	+ 2.8%
Apr-2020	98.7%	+ 0.4%	99.4%	+ 1.1%
Average	98.2%	+ 0.6%	98.1%	+ 0.5%

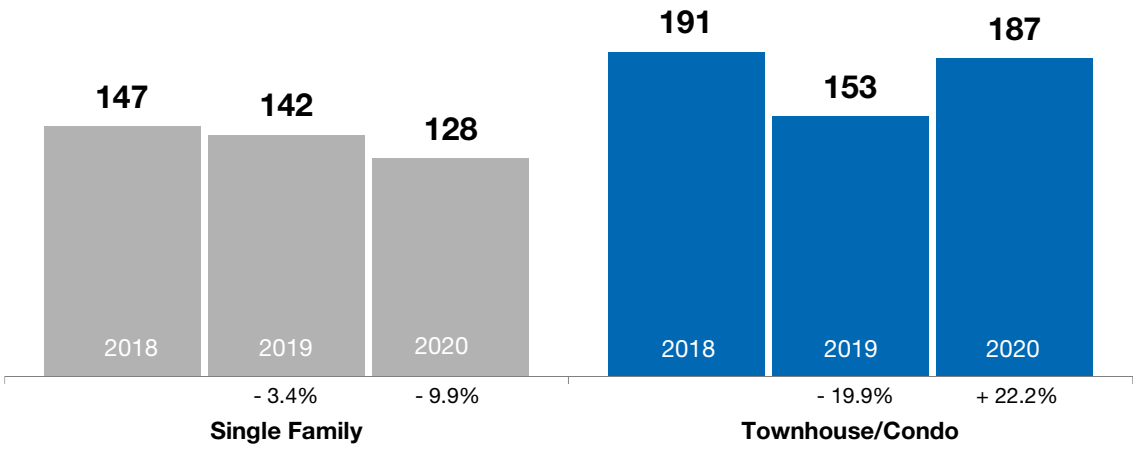
Historical Percent of Original List Price Received



Housing Affordability Index

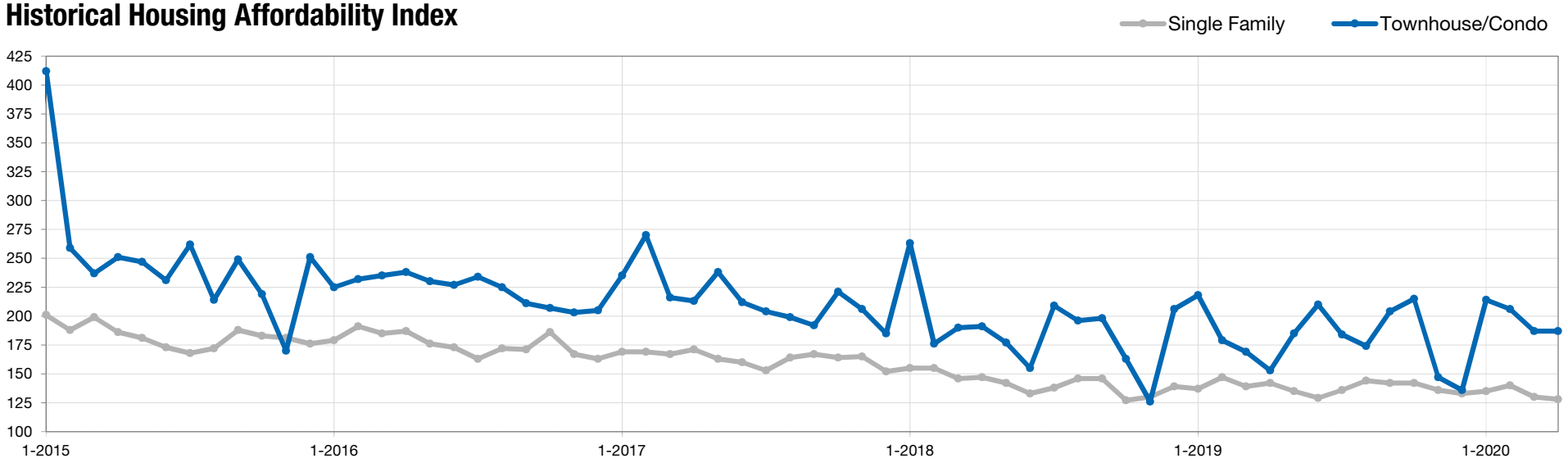
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
May-2019	**135**	- 4.9%	**185**	+ 4.5%
Jun-2019	**129**	- 3.0%	**210**	+ 35.5%
Jul-2019	**136**	- 1.4%	**184**	- 12.0%
Aug-2019	**144**	- 1.4%	**174**	- 11.2%
Sep-2019	**142**	- 2.7%	**204**	+ 3.0%
Oct-2019	**142**	+ 11.8%	**215**	+ 31.9%
Nov-2019	**136**	+ 4.6%	**147**	+ 16.7%
Dec-2019	**133**	- 4.3%	**136**	- 34.0%
Jan-2020	**135**	- 1.5%	**214**	- 1.8%
Feb-2020	**140**	- 4.8%	**206**	+ 15.1%
Mar-2020	**130**	- 6.5%	**187**	+ 10.7%
Apr-2020	**128**	- 9.9%	**187**	+ 22.2%
Average	**136**	+ 3.8%	**187**	+ 5.5%

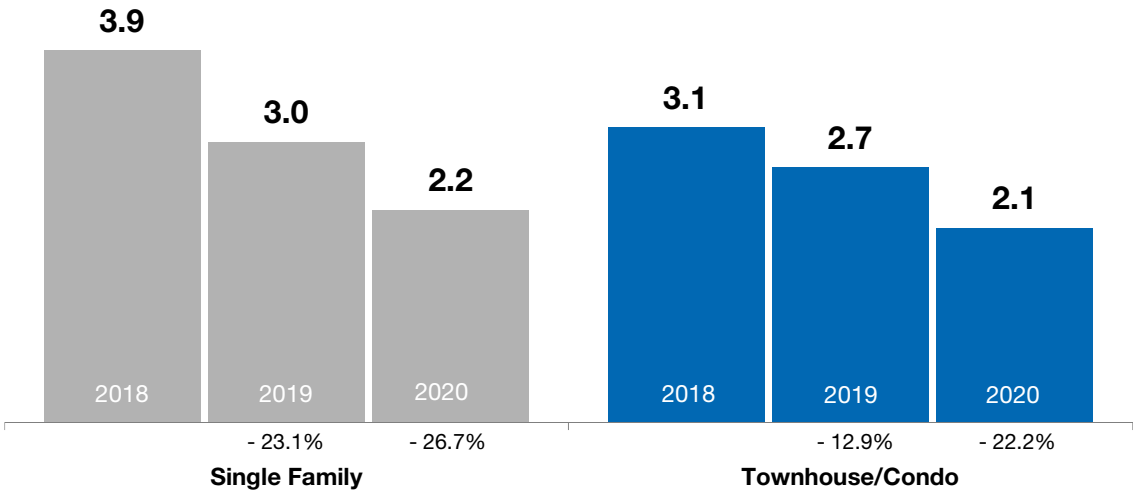
Historical Housing Affordability Index

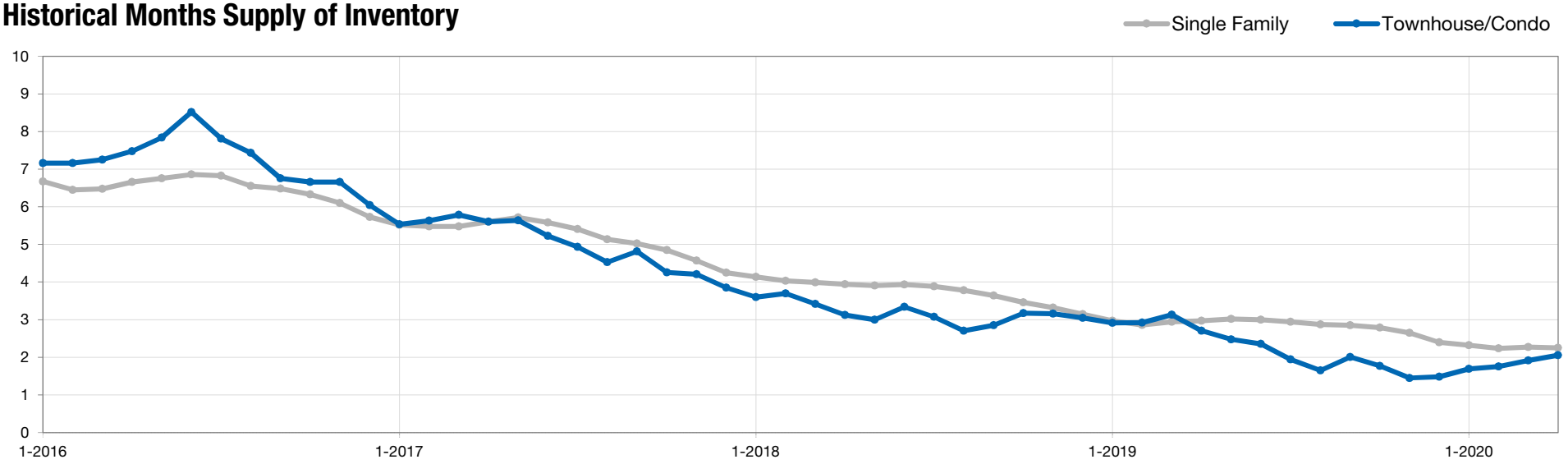


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
May-2019	3.0	- 23.1%	2.5	- 16.7%
Jun-2019	3.0	- 23.1%	2.4	- 27.3%
Jul-2019	2.9	- 25.6%	1.9	- 38.7%
Aug-2019	2.9	- 23.7%	1.7	- 37.0%
Sep-2019	2.9	- 19.4%	2.0	- 31.0%
Oct-2019	2.8	- 20.0%	1.8	- 43.8%
Nov-2019	2.7	- 18.2%	1.5	- 53.1%
Dec-2019	2.4	- 22.6%	1.5	- 50.0%
Jan-2020	2.3	- 23.3%	1.7	- 41.4%
Feb-2020	2.2	- 24.1%	1.8	- 37.9%
Mar-2020	2.3	- 20.7%	1.9	- 38.7%
Apr-2020	2.2	- 26.7%	2.1	- 22.2%
Average	2.6	- 22.6%	1.9	- 37.4%

Historical Months Supply of Inventory