

Weekly Market Activity Report



For Week Ending July 18, 2020

Data current as of July 27, 2020

The latest figures released by the Department of Commerce show total housing starts in June rose 17.3% to a seasonally adjusted annual rate of 1.19 million units, with single-family units leading the way with a 17.2% increase to a seasonally adjusted rate of 831,000 per year. With demand for housing strong across most of the nation, this increase in new construction is welcome, but will do little to significantly impact the lack of housing inventory nationwide.

SINGLE FAMILY

For the week ending July 18:

- New Listings increased 12.8% to 343
- Pending Sales increased 47.1% to 409
- Inventory decreased 34.4% to 2,153

For the month of June:

- Median Sales Price increased 10.6% to \$229,900
- Days on Market decreased 23.5% to 39
- Pct of List Price Rec'd increased 1.0% to 99.1%
- Months Supply decreased 36.7% to 1.9

TOWNHOUSE/CONDO

For the week ending July 18:

- New Listings decreased 40.0% to 12
- Pending Sales decreased 11.1% to 16
- Inventory increased 0.9% to 109

For the month of June:

- Median Sales Price increased 27.7% to \$163,500
- Days on Market decreased 64.3% to 15
- Pct of List Price Rec'd increased 1.8% to 99.9%
- Months Supply decreased 8.7% to 2.1

Quick Facts

+ 12.8%	- 40.0%	+ 47.1%	- 11.1%	- 34.4%	+ 0.9%
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.

Metrics by Week

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Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

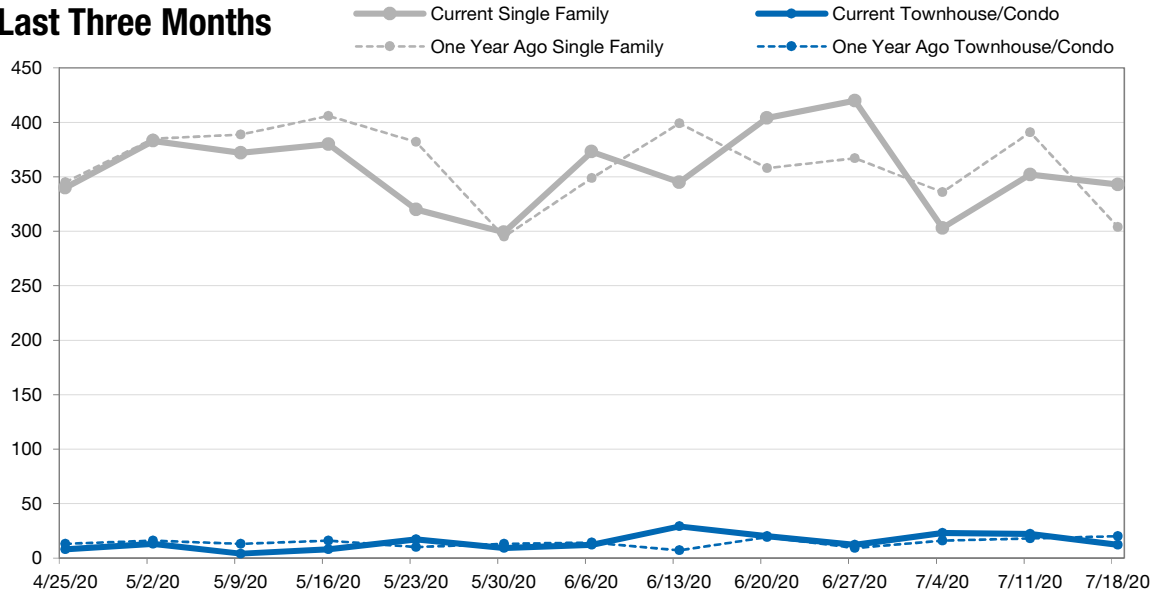
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New Listings

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

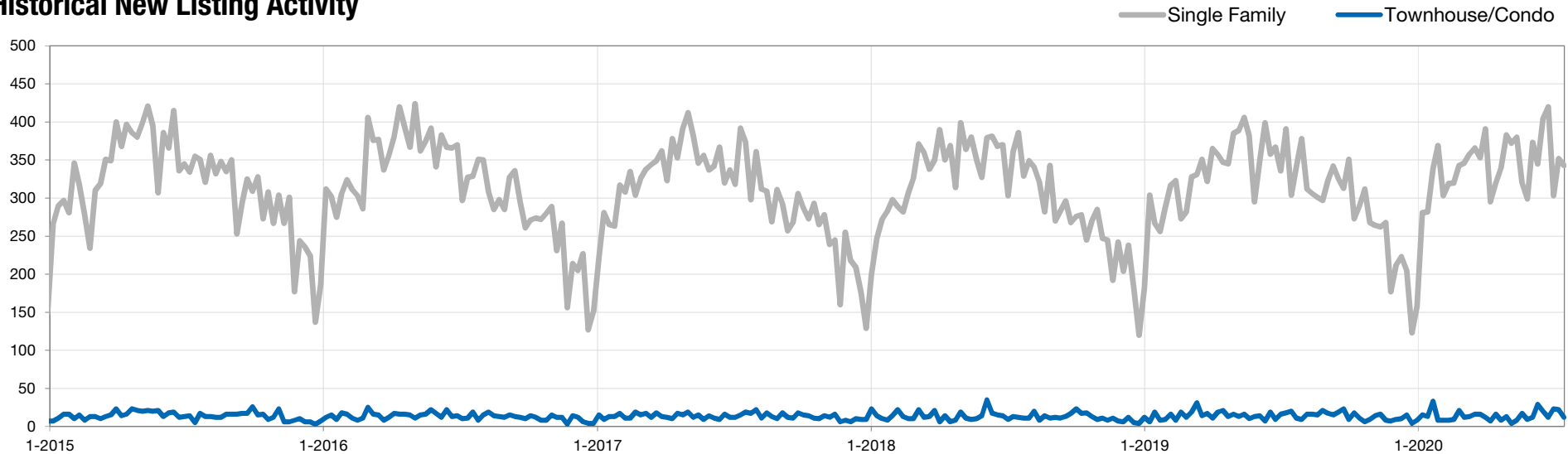


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
4/25/2020	340	- 1.4%	8	- 38.5%
5/2/2020	383	- 0.5%	13	- 18.8%
5/9/2020	372	- 4.4%	4	- 69.2%
5/16/2020	380	- 6.4%	8	- 50.0%
5/23/2020	320	- 16.2%	17	+ 70.0%
5/30/2020	299	+ 1.4%	9	- 30.8%
6/6/2020	373	+ 6.9%	12	- 14.3%
6/13/2020	345	- 13.5%	29	+ 314.3%
6/20/2020	404	+ 12.8%	20	+ 5.3%
6/27/2020	420	+ 14.4%	12	+ 33.3%
7/4/2020	303	- 9.8%	23	+ 43.8%
7/11/2020	352	- 10.0%	22	+ 22.2%
7/18/2020	343	+ 12.8%	12	- 40.0%
3-Month Avg.	356	- 1.5%	15	+ 2.7%

Historical New Listing Activity

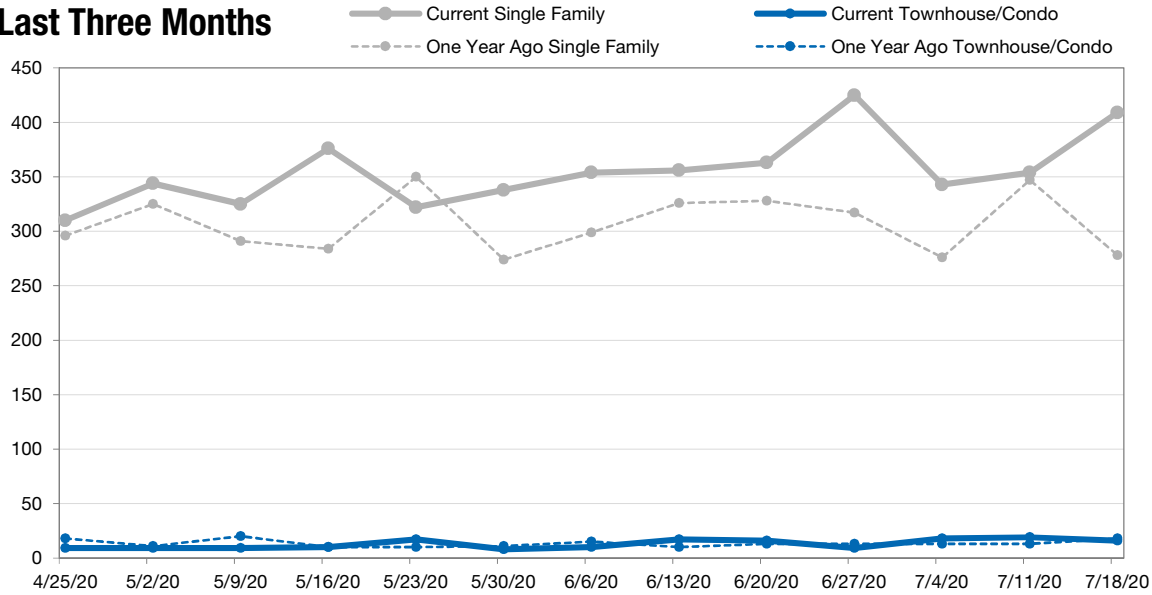


Pending Sales

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

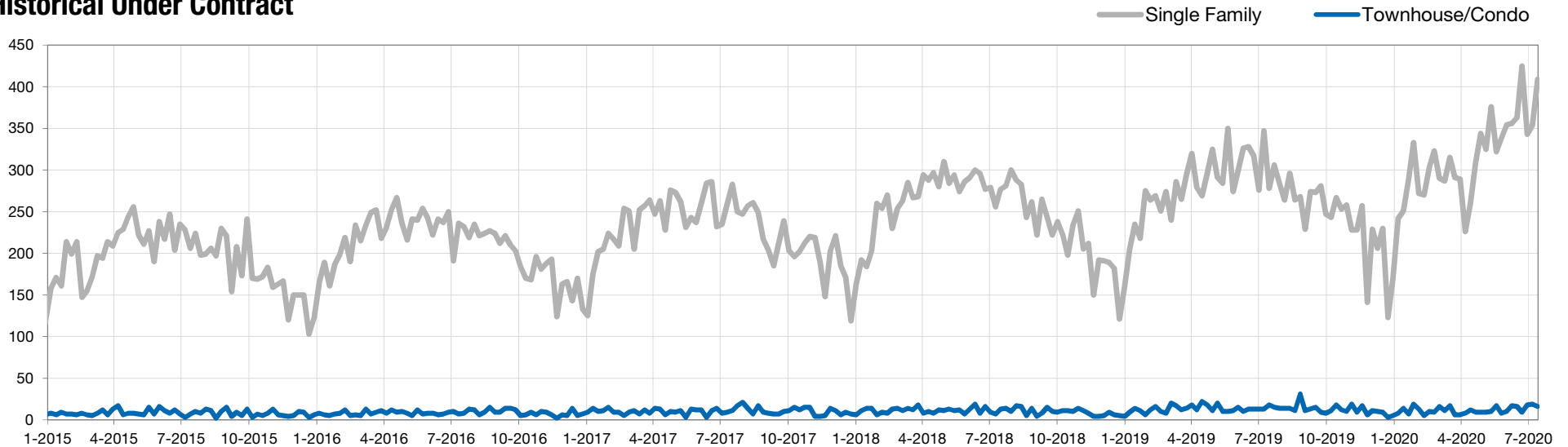


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
4/25/2020	310	+ 4.7%	9	- 50.0%
5/2/2020	344	+ 5.8%	9	- 18.2%
5/9/2020	325	+ 11.7%	9	- 55.0%
5/16/2020	376	+ 32.4%	10	0.0%
5/23/2020	322	- 8.0%	17	+ 70.0%
5/30/2020	338	+ 23.4%	8	- 27.3%
6/6/2020	354	+ 18.4%	10	- 33.3%
6/13/2020	356	+ 9.2%	17	+ 70.0%
6/20/2020	363	+ 10.7%	16	+ 23.1%
6/27/2020	425	+ 34.1%	9	- 30.8%
7/4/2020	343	+ 24.3%	18	+ 38.5%
7/11/2020	354	+ 2.0%	19	+ 46.2%
7/18/2020	409	+ 47.1%	16	- 11.1%
3-Month Avg.	355	+ 15.7%	13	- 4.6%

Historical Under Contract

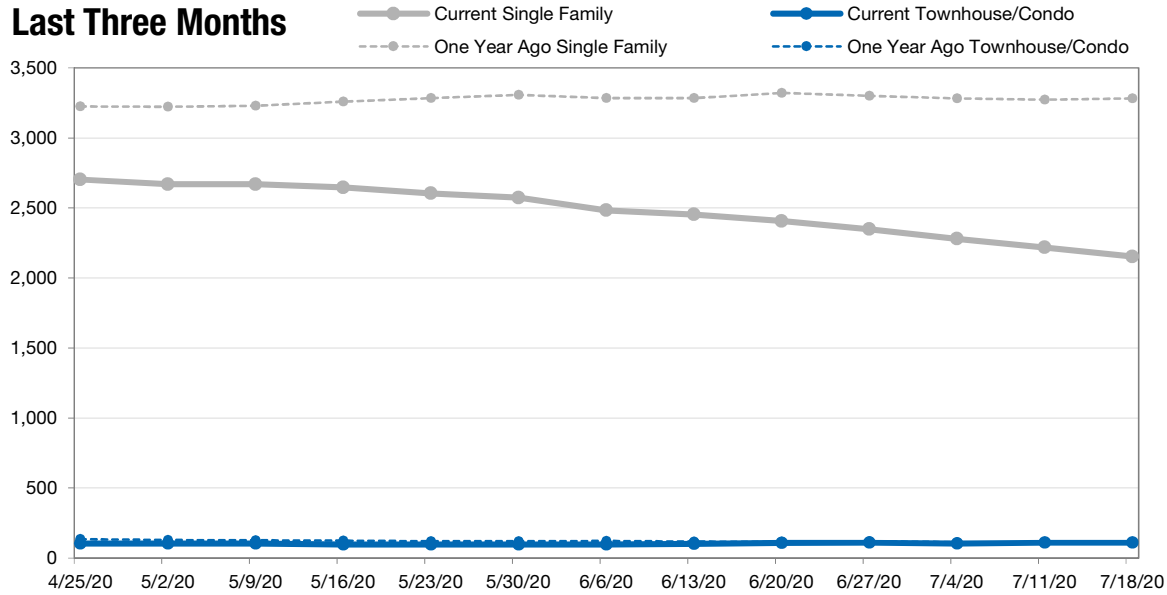


Inventory of Homes for Sale

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

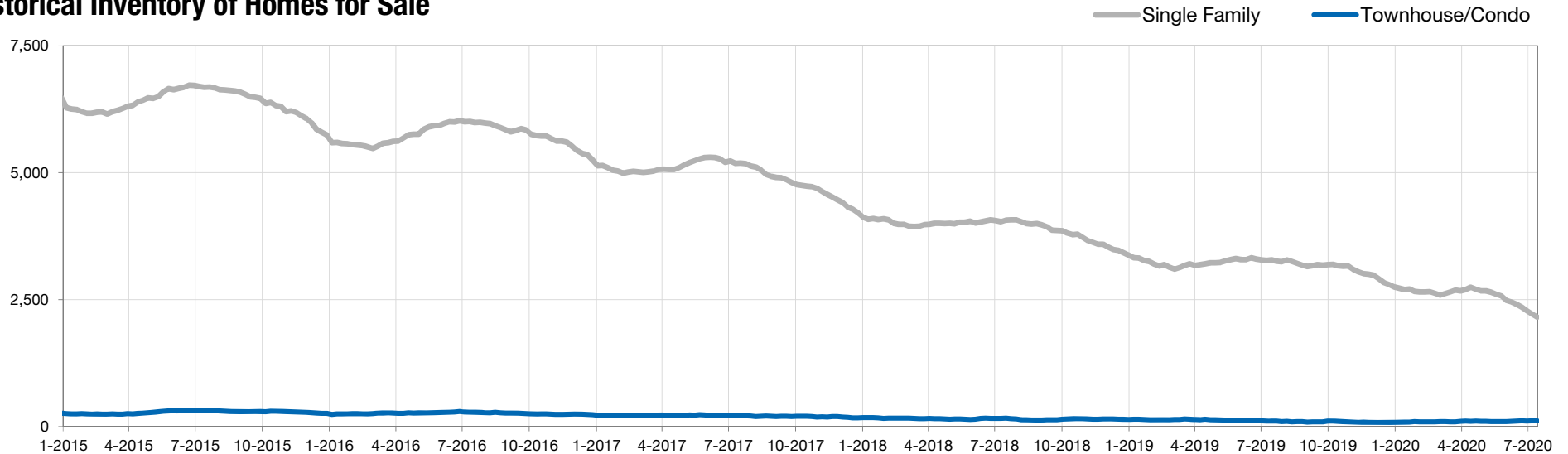


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
4/25/2020	2,703	- 16.2%	104	- 22.4%
5/2/2020	2,669	- 17.2%	102	- 20.9%
5/9/2020	2,670	- 17.3%	102	- 19.0%
5/16/2020	2,647	- 18.8%	96	- 22.6%
5/23/2020	2,604	- 20.8%	96	- 19.3%
5/30/2020	2,573	- 22.2%	96	- 19.3%
6/6/2020	2,483	- 24.4%	97	- 19.8%
6/13/2020	2,454	- 25.3%	100	- 14.5%
6/20/2020	2,407	- 27.5%	107	- 6.1%
6/27/2020	2,348	- 28.8%	109	- 8.4%
7/4/2020	2,280	- 30.5%	104	- 7.1%
7/11/2020	2,218	- 32.3%	109	+ 1.9%
7/18/2020	2,153	- 34.4%	109	+ 0.9%
3-Month Avg.	2,478	- 24.3%	102	- 14.1%

Historical Inventory of Homes for Sale

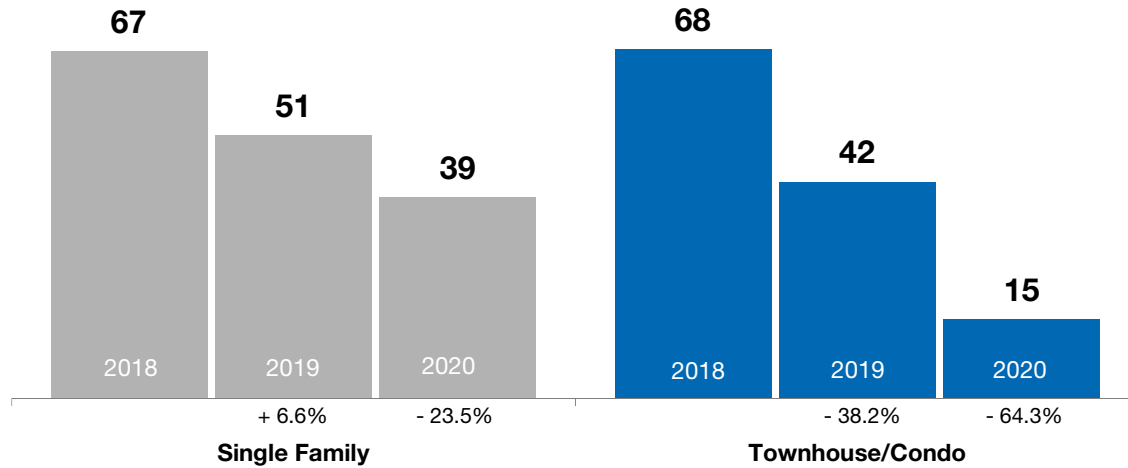


Days on Market Until Sale

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

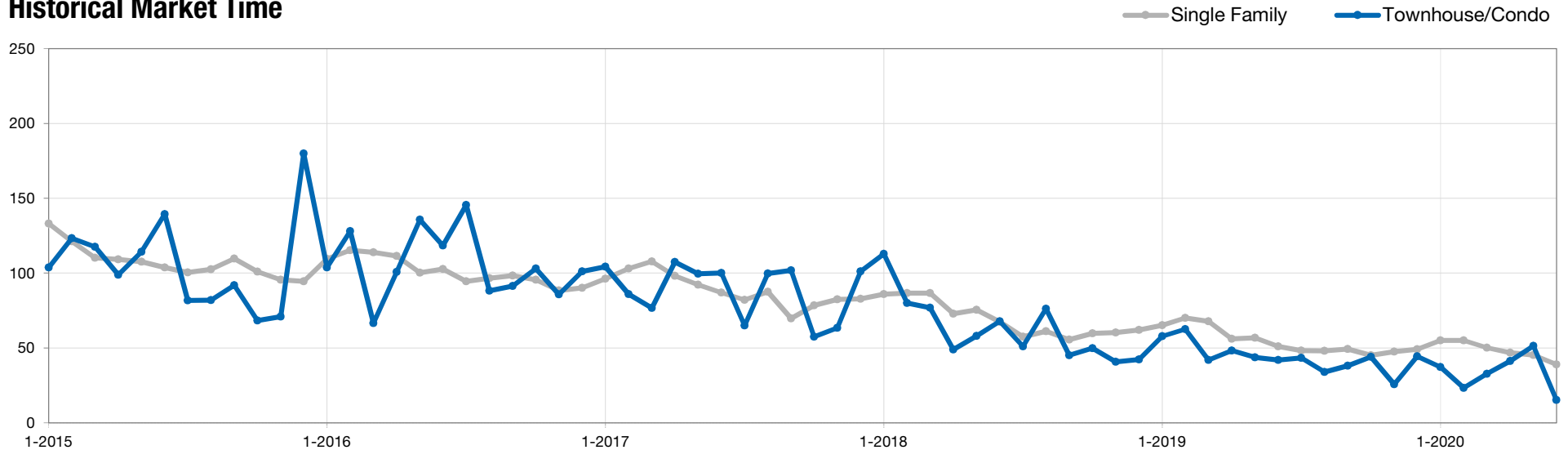


June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
May-2020	45	- 21.1%	51	+ 15.9%
Jun-2020	39	- 23.5%	15	- 64.3%
Average	48	- 19.8%	36	- 28.8%

Historical Market Time

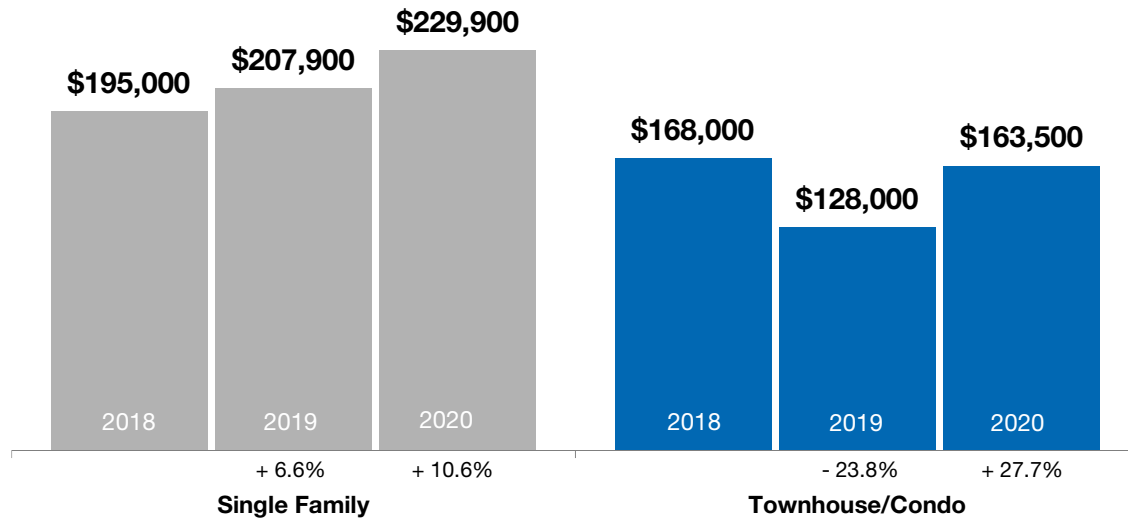


Median Sales Price

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

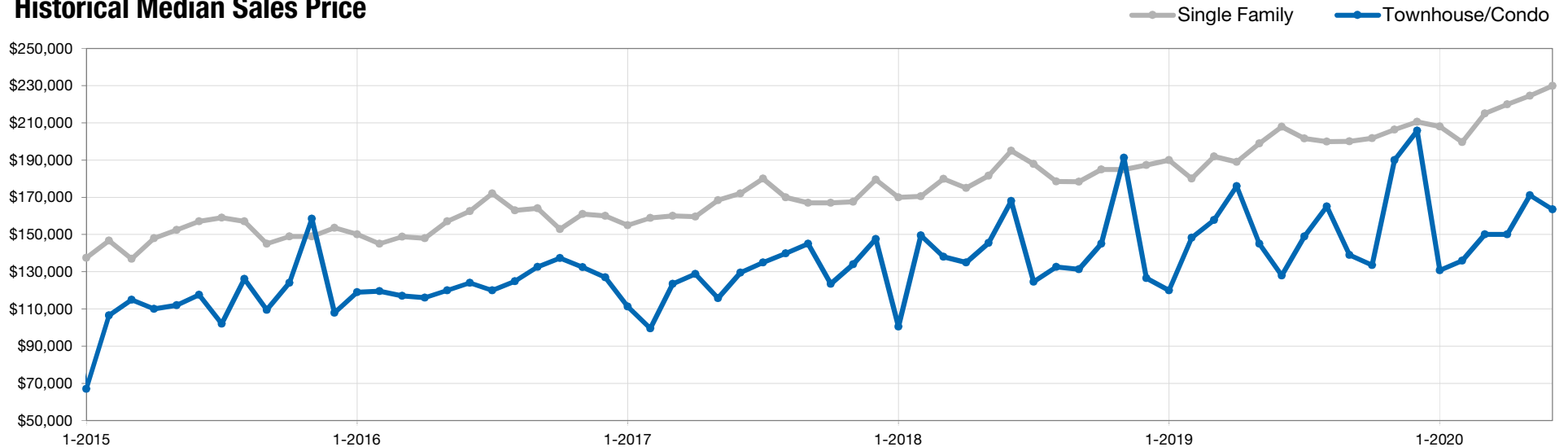


June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	\$210,593	+ 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	\$219,890	+ 16.3%	\$150,000	- 14.8%
May-2020	\$224,600	+ 12.9%	\$171,000	+ 17.9%
Jun-2020	\$229,900	+ 10.6%	\$163,500	+ 27.7%
Median	\$210,000	+ 11.6%	\$155,750	+ 7.4%

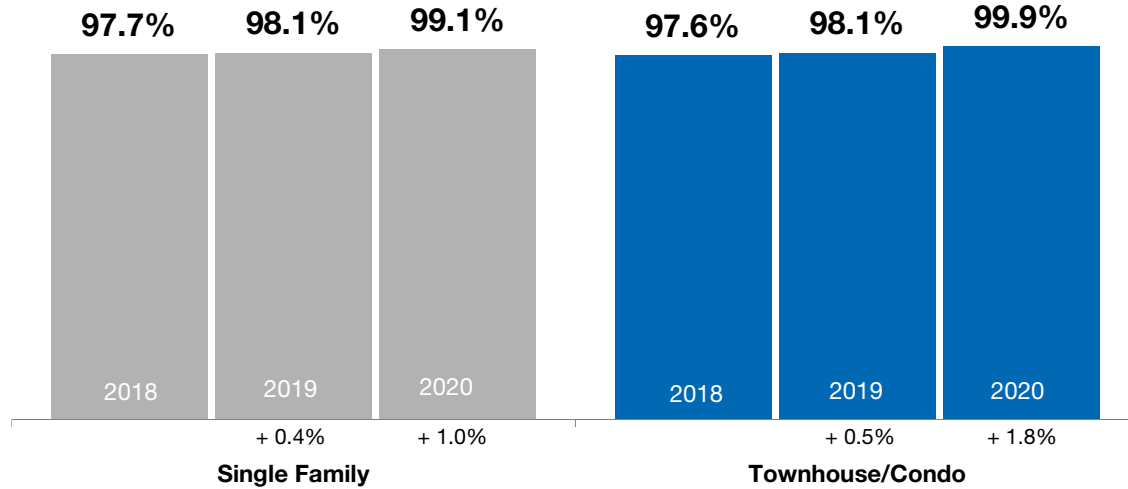
Historical Median Sales Price



Percent of List Price Received

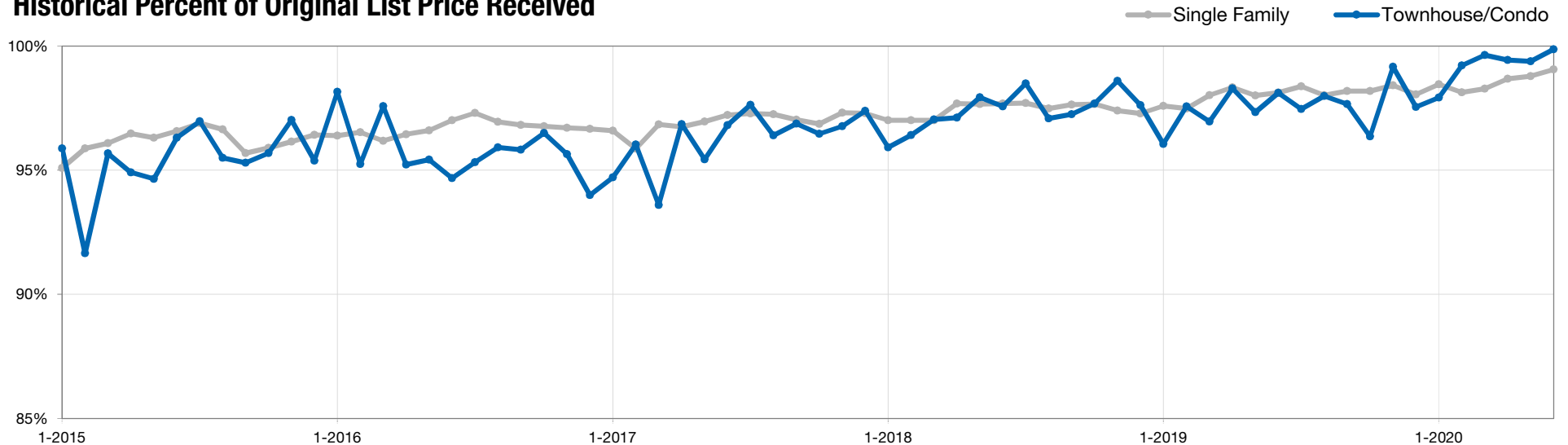
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%	99.6%	+ 2.7%
Apr-2020	98.7%	+ 0.4%	99.4%	+ 1.1%
May-2020	98.8%	+ 0.8%	99.4%	+ 2.2%
Jun-2020	99.1%	+ 1.0%	99.9%	+ 1.8%
Average	98.4%	+ 0.7%	98.4%	+ 0.7%

Historical Percent of Original List Price Received

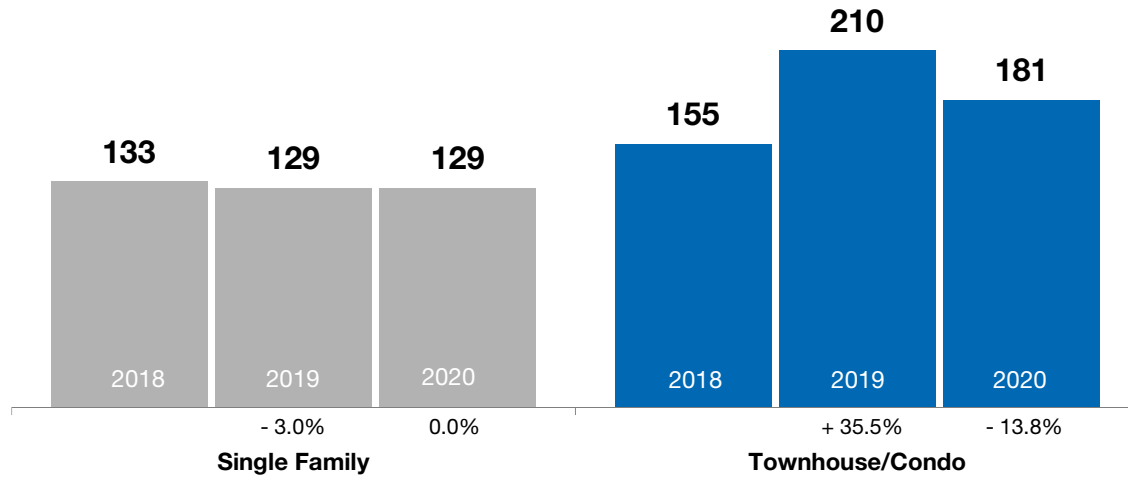


Housing Affordability Index



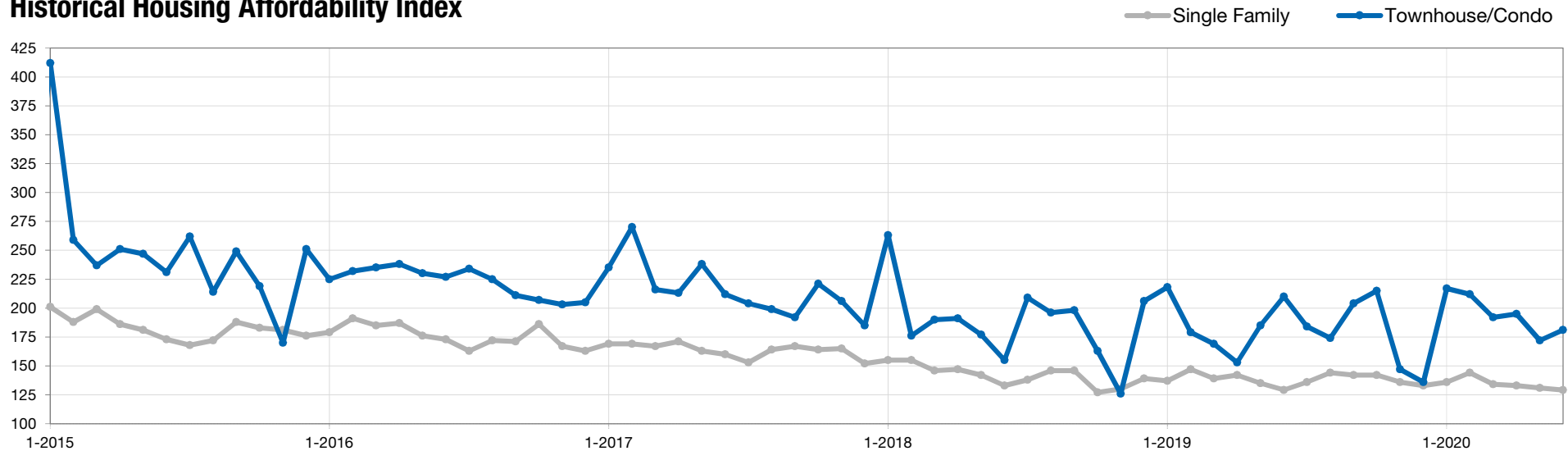
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	136	- 0.7%	217	- 0.5%
Feb-2020	144	- 2.0%	212	+ 18.4%
Mar-2020	134	- 3.6%	192	+ 13.6%
Apr-2020	133	- 6.3%	195	+ 27.5%
May-2020	131	- 3.0%	172	- 7.0%
Jun-2020	129	0.0%	181	- 13.8%
Average	137	+ 5.8%	186	+ 6.8%

Historical Housing Affordability Index

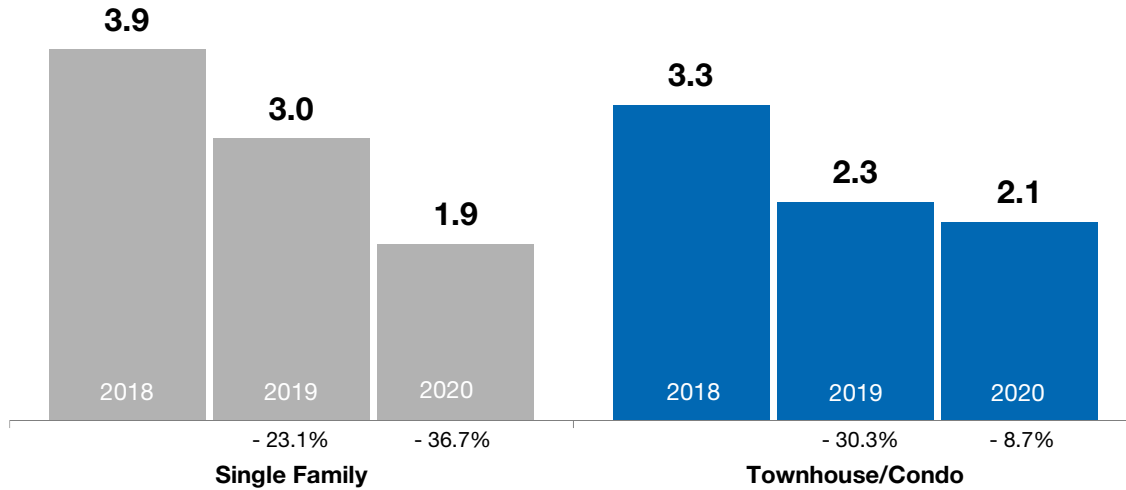


Months Supply of Inventory

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.



June



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Jul-2019	2.9	-25.6%	1.9	-38.7%
Aug-2019	2.9	-23.7%	1.6	-40.7%
Sep-2019	2.8	-22.2%	2.0	-31.0%
Oct-2019	2.8	-20.0%	1.7	-46.9%
Nov-2019	2.6	-21.2%	1.4	-56.3%
Dec-2019	2.4	-22.6%	1.4	-53.3%
Jan-2020	2.3	-23.3%	1.6	-44.8%
Feb-2020	2.2	-24.1%	1.7	-41.4%
Mar-2020	2.3	-20.7%	1.9	-38.7%
Apr-2020	2.3	-23.3%	2.0	-25.9%
May-2020	2.1	-30.0%	1.9	-20.8%
Jun-2020	1.9	-36.7%	2.1	-8.7%
Average	2.4	-24.5%	1.8	-38.2%

Historical Months Supply of Inventory

