

Weekly Market Activity Report



For Week Ending August 1, 2020

Data current as of August 10, 2020

While the Bureau of Economic Analysis reported this week that the US economy contracted at a 32.9% annual rate in Q2 2020, the housing market continues to show strength. Freddie Mac reported 30-year fixed-rate mortgages are hovering around 3% with .8 points, which is three-quarters of a percent lower than this time last year. With showing activity and pending sales still posting strong numbers, the housing market looks to continue to be a bright spot in economic activity.

SINGLE FAMILY

For the week ending August 1:

- New Listings decreased 7.4% to 349
- Pending Sales increased 36.3% to 387
- Inventory decreased 35.8% to 2,084

For the month of July:

- Median Sales Price increased 14.1% to \$230,000
- Days on Market decreased 25.0% to 36
- Pct of List Price Rec'd increased 0.7% to 99.1%
- Months Supply decreased 41.4% to 1.7

TOWNHOUSE/CONDO

For the week ending August 1:

- New Listings decreased 11.1% to 8
- Pending Sales increased 35.7% to 19
- Inventory increased 3.1% to 99

For the month of July:

- Median Sales Price increased 31.4% to \$195,750
- Days on Market decreased 44.2% to 24
- Pct of List Price Rec'd increased 2.3% to 99.7%
- Months Supply remained flat at 1.9

Quick Facts

- 7.4%	- 11.1%	+ 36.3%	+ 35.7%	- 35.8%	+ 3.1%
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

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

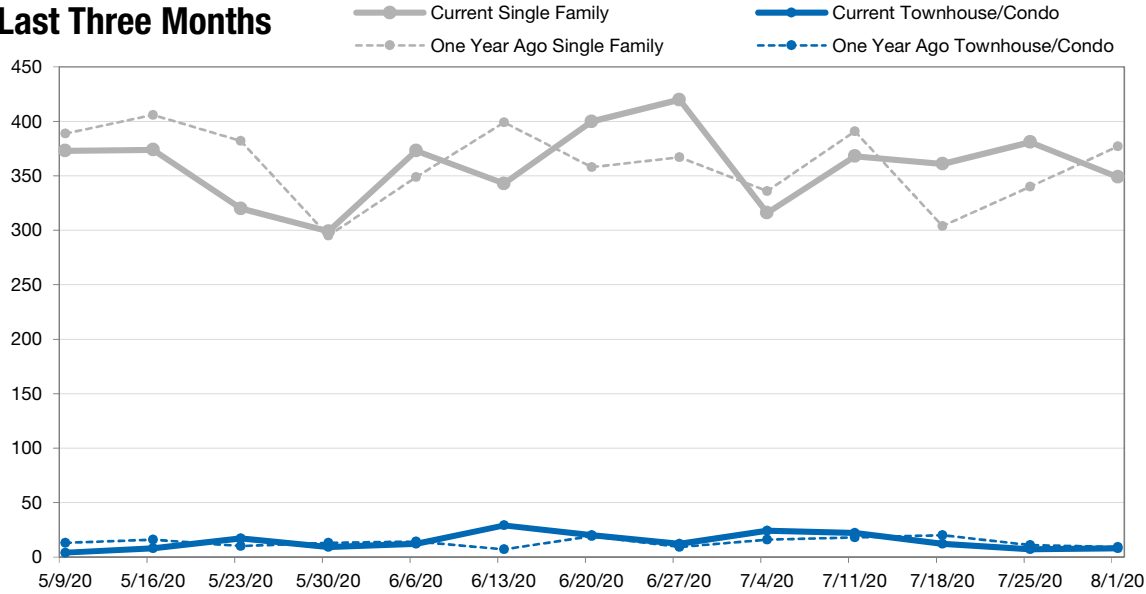
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New Listings

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

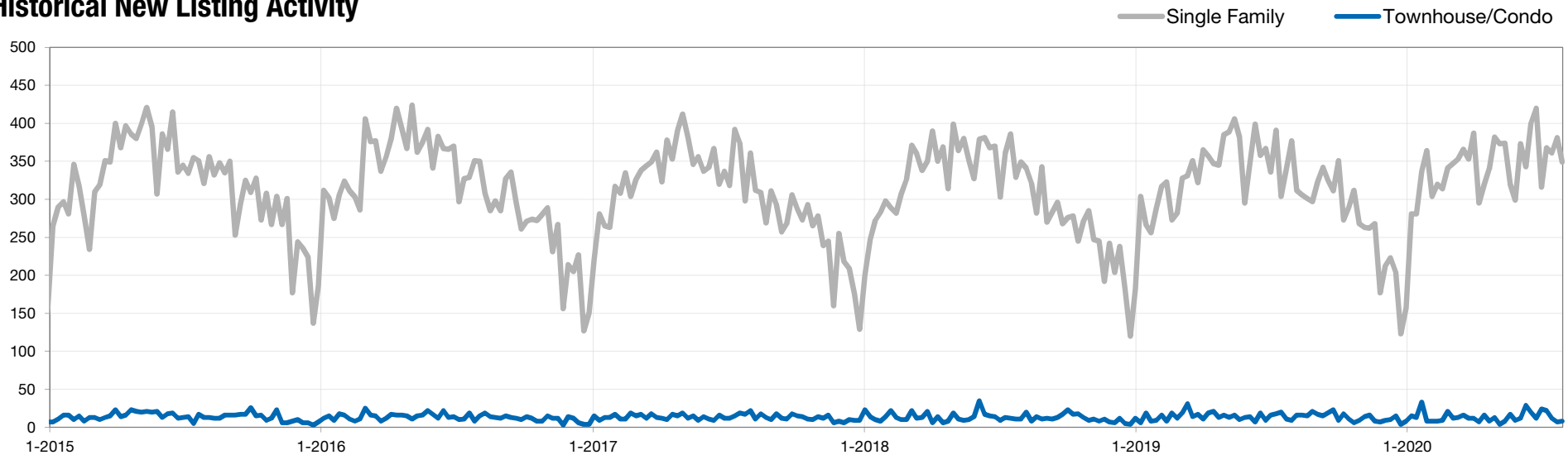


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
5/9/2020	373	- 4.1%	4	- 69.2%
5/16/2020	374	- 7.9%	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	343	- 14.0%	29	+ 314.3%
6/20/2020	400	+ 11.7%	20	+ 5.3%
6/27/2020	420	+ 14.4%	12	+ 33.3%
7/4/2020	316	- 6.0%	24	+ 50.0%
7/11/2020	368	- 5.9%	22	+ 22.2%
7/18/2020	361	+ 18.8%	12	- 40.0%
7/25/2020	381	+ 12.1%	7	- 36.4%
8/1/2020	349	- 7.4%	8	- 11.1%
3-Month Avg.	360	- 0.3%	14	+ 5.1%

Historical New Listing Activity

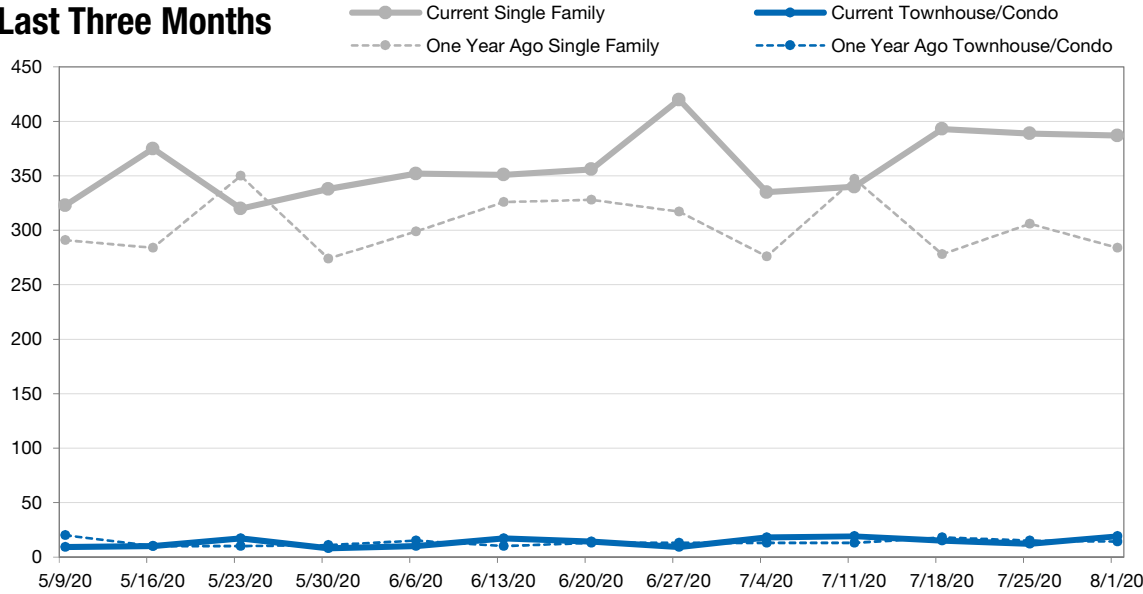


Pending Sales

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

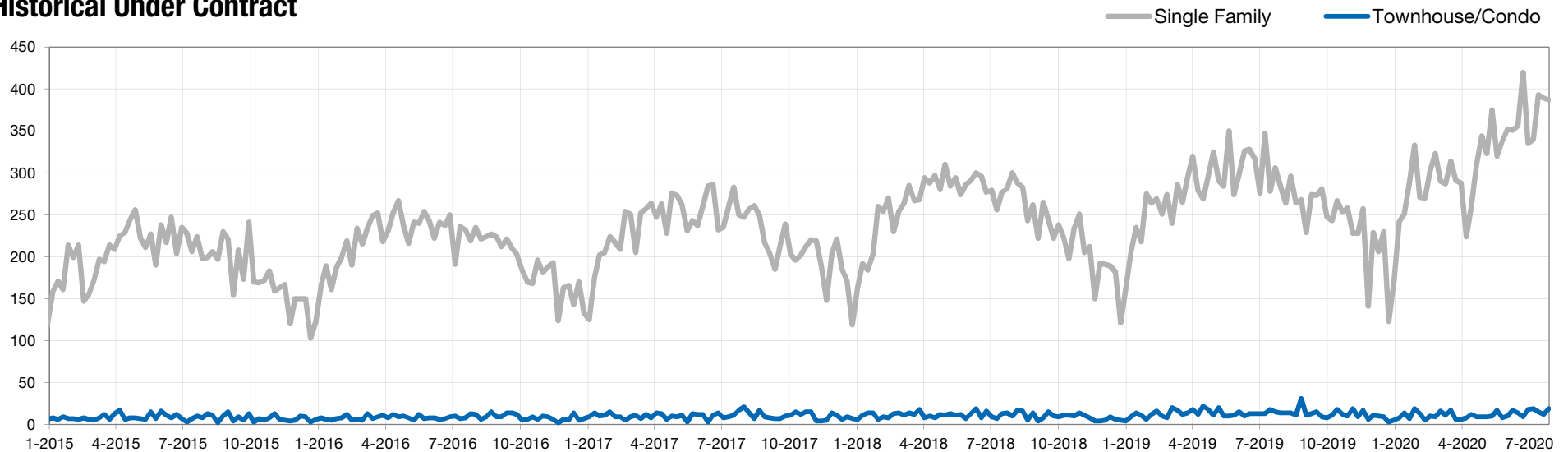


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
5/9/2020	323	+ 11.0%	9	- 55.0%
5/16/2020	375	+ 32.0%	10	0.0%
5/23/2020	320	- 8.6%	17	+ 70.0%
5/30/2020	338	+ 23.4%	8	- 27.3%
6/6/2020	352	+ 17.7%	10	- 33.3%
6/13/2020	351	+ 7.7%	17	+ 70.0%
6/20/2020	356	+ 8.5%	14	+ 7.7%
6/27/2020	420	+ 32.5%	9	- 30.8%
7/4/2020	335	+ 21.4%	18	+ 38.5%
7/11/2020	340	- 2.0%	19	+ 46.2%
7/18/2020	393	+ 41.4%	15	- 16.7%
7/25/2020	389	+ 27.1%	12	- 20.0%
8/1/2020	387	+ 36.3%	19	+ 35.7%
3-Month Avg.	360	+ 18.2%	14	+ 1.1%

Historical Under Contract

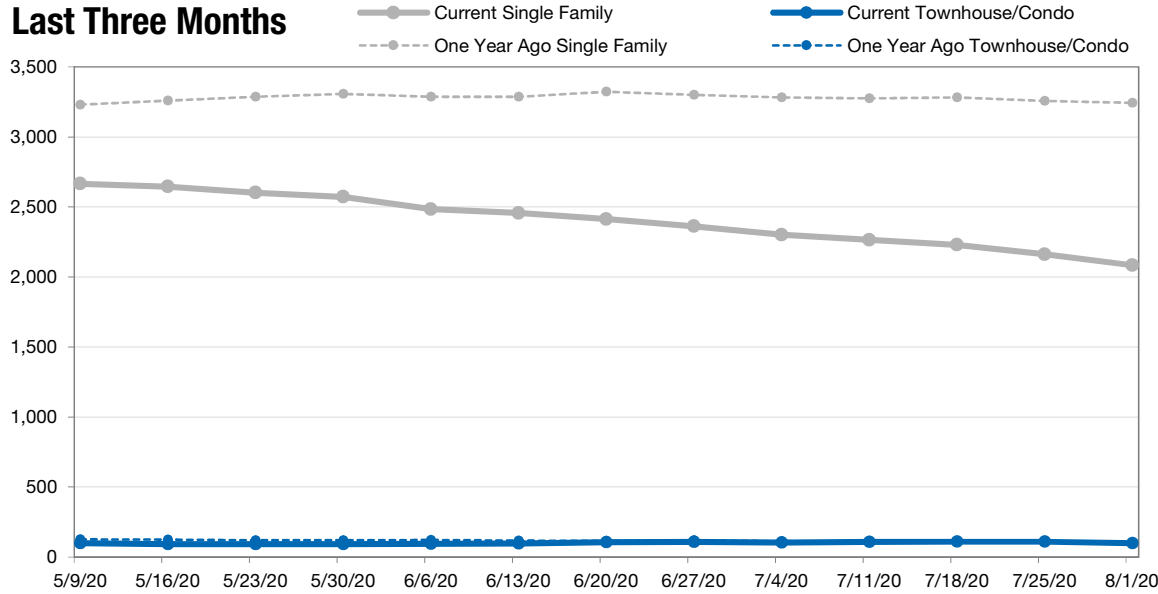


Inventory of Homes for Sale

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

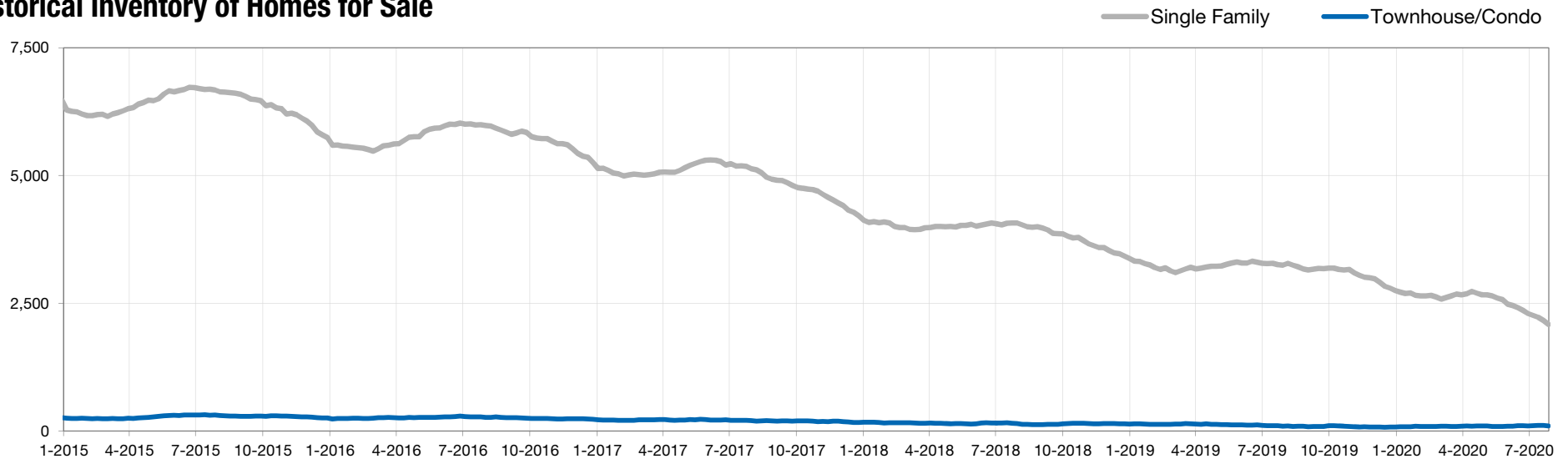


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
5/9/2020	2,666	- 17.5%	98	- 22.2%
5/16/2020	2,645	- 18.9%	92	- 25.8%
5/23/2020	2,602	- 20.8%	92	- 22.7%
5/30/2020	2,572	- 22.3%	92	- 22.7%
6/6/2020	2,484	- 24.4%	93	- 23.1%
6/13/2020	2,457	- 25.3%	96	- 17.9%
6/20/2020	2,414	- 27.4%	105	- 7.9%
6/27/2020	2,362	- 28.4%	107	- 10.1%
7/4/2020	2,302	- 29.9%	102	- 8.9%
7/11/2020	2,265	- 30.8%	108	+ 0.9%
7/18/2020	2,229	- 32.1%	109	+ 0.9%
7/25/2020	2,162	- 33.6%	109	+ 5.8%
8/1/2020	2,084	- 35.8%	99	+ 3.1%
3-Month Avg.	2,403	- 26.7%	100	- 12.3%

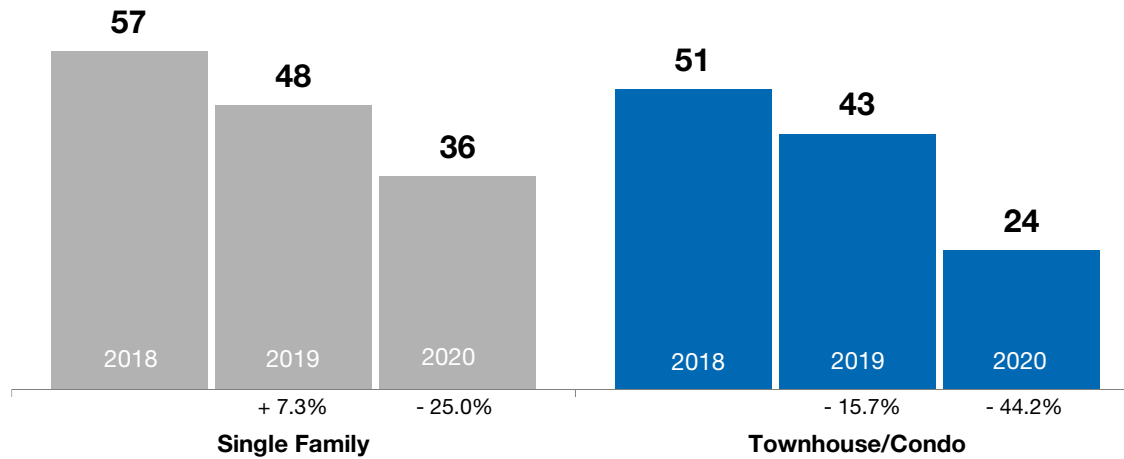
Historical Inventory of Homes for Sale



Days on Market Until Sale

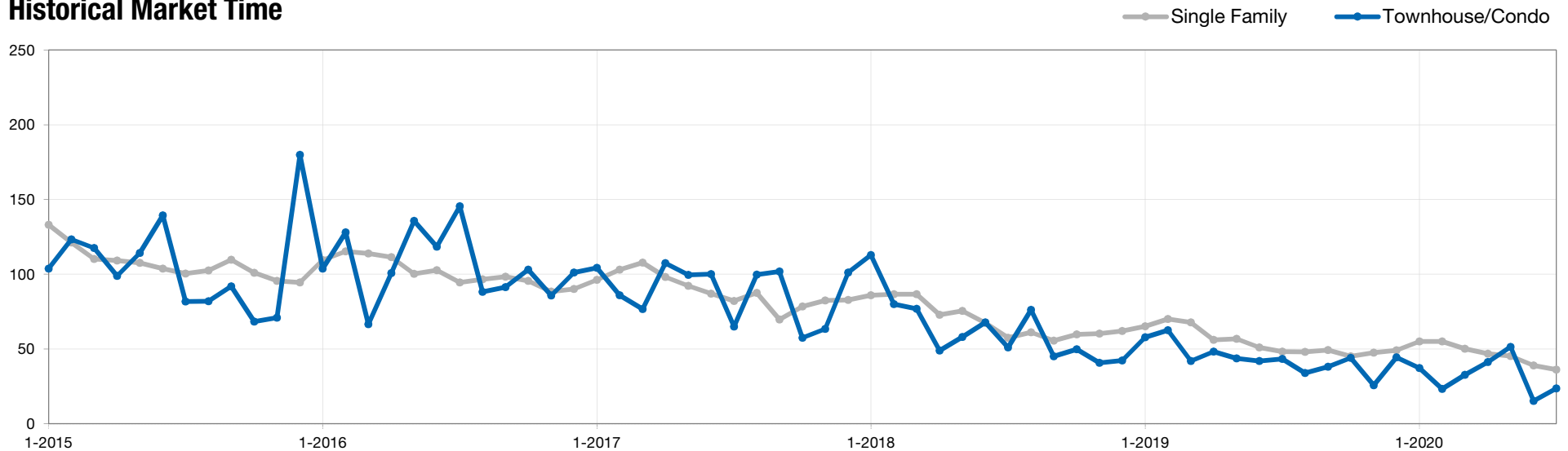
Average number of days between when a property is listed and when an offer is accepted in a given month.

July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Jul-2020	36	- 25.0%	24	- 44.2%
Average	47	- 20.6%	34	- 31.5%

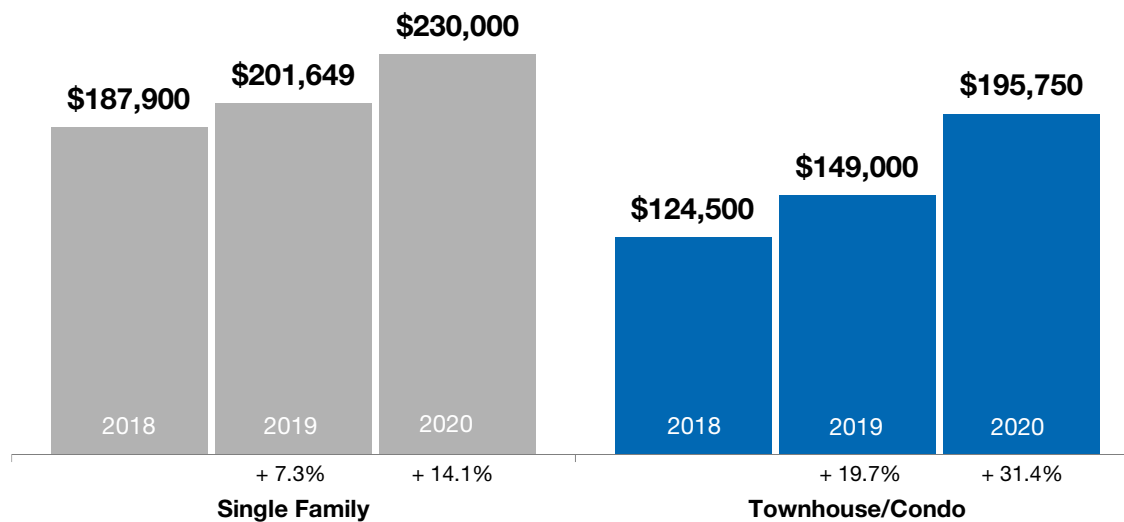
Historical Market Time



Median Sales Price

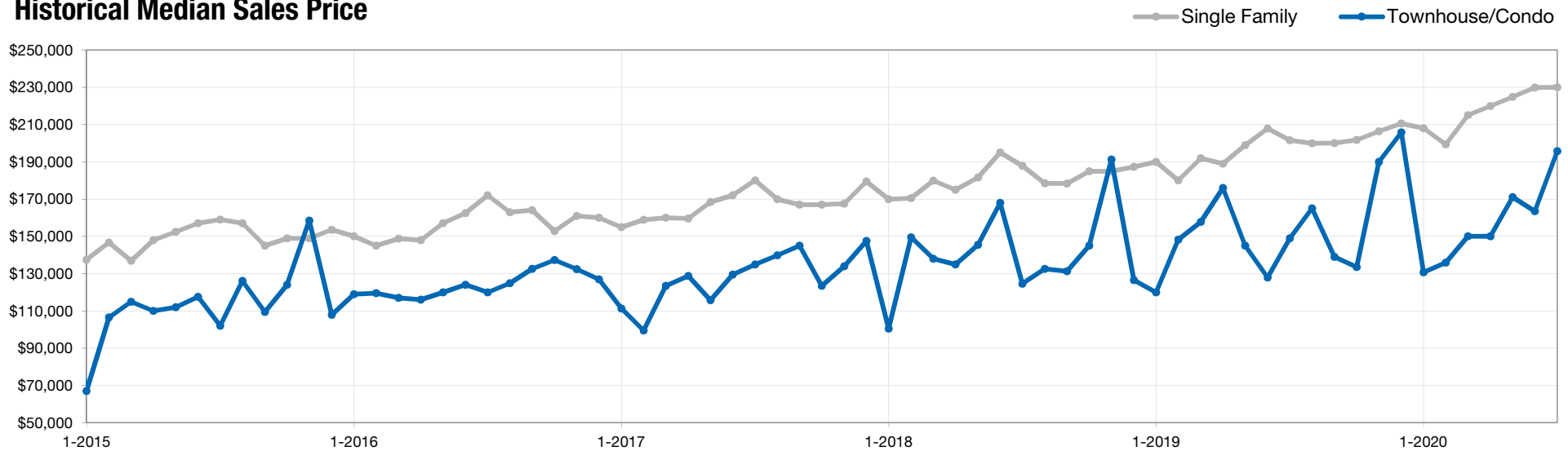
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	\$199,400	+ 10.8%	\$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	\$224,845	+ 13.0%	\$171,000	+ 17.9%
Jun-2020	\$229,900	+ 10.6%	\$163,500	+ 27.7%
Jul-2020	\$230,000	+ 14.1%	\$195,750	+ 31.4%
Median	\$214,900	+ 13.1%	\$160,000	+ 9.2%

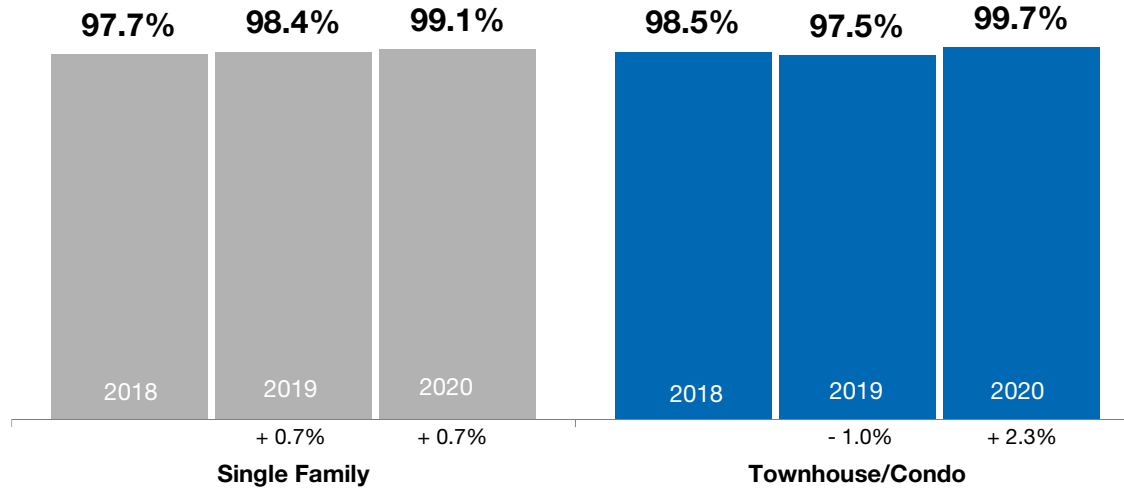
Historical Median Sales Price



Percent of List Price Received

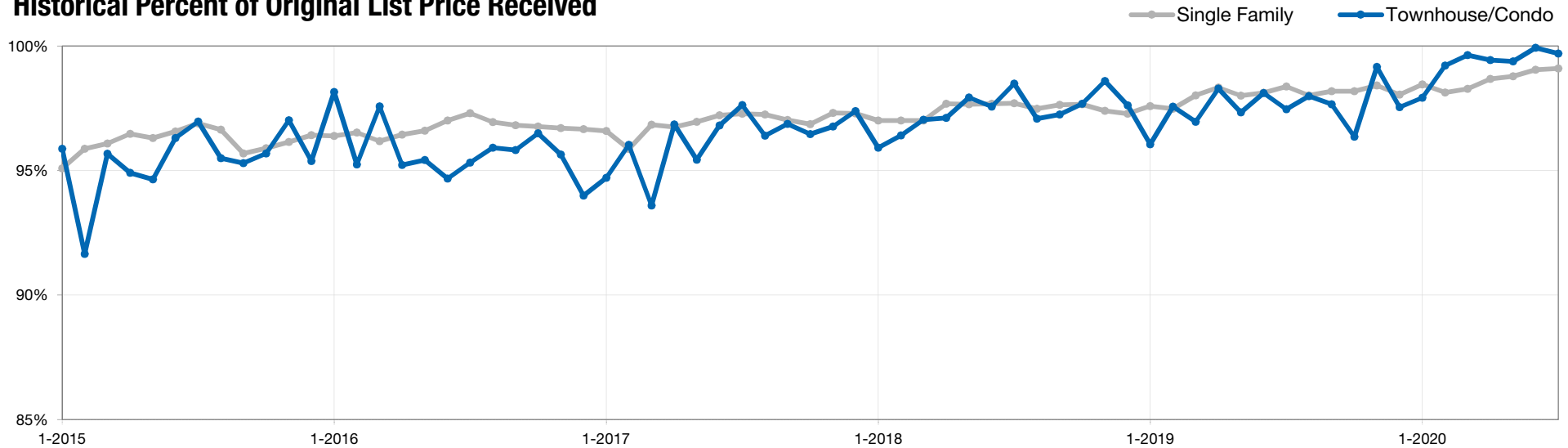
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	99.0%	+ 0.9%	99.9%	+ 1.8%
Jul-2020	99.1%	+ 0.7%	99.7%	+ 2.3%
Average	98.5%	+ 0.7%	98.6%	+ 1.1%

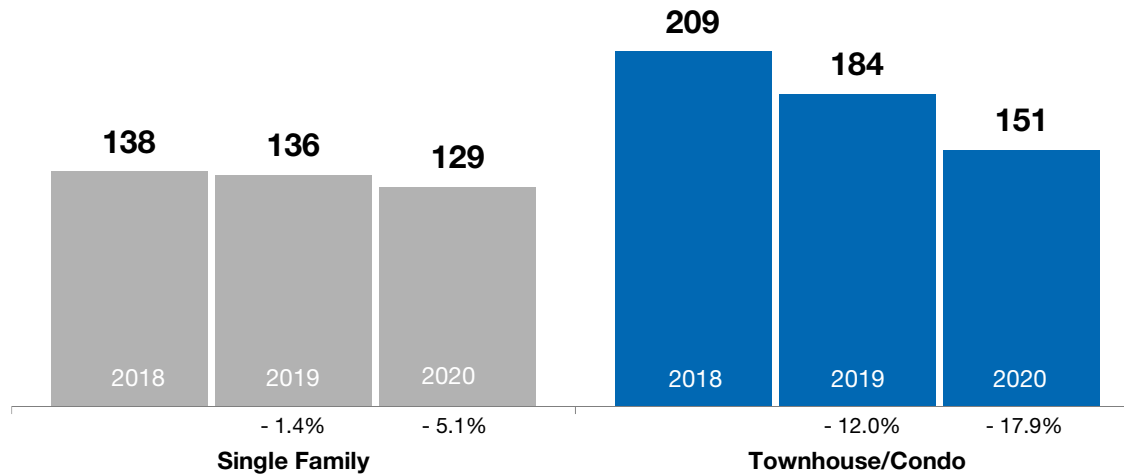
Historical Percent of Original List Price Received



Housing Affordability Index

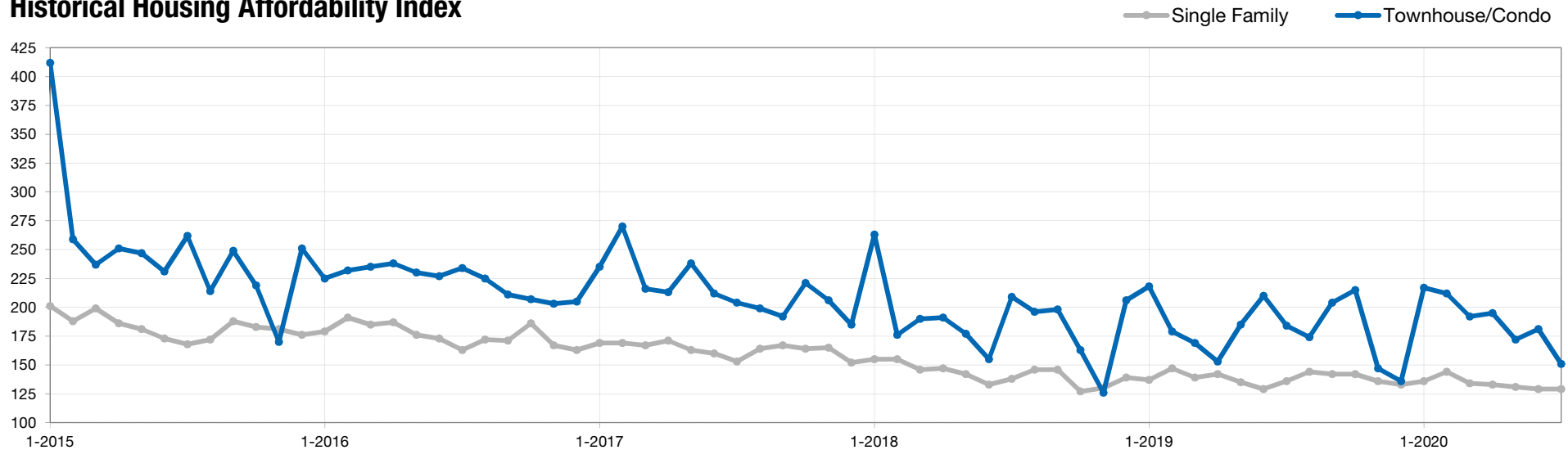
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Jul-2020	129	- 5.1%	151	- 17.9%
Average	136	+ 5.8%	183	+ 6.8%

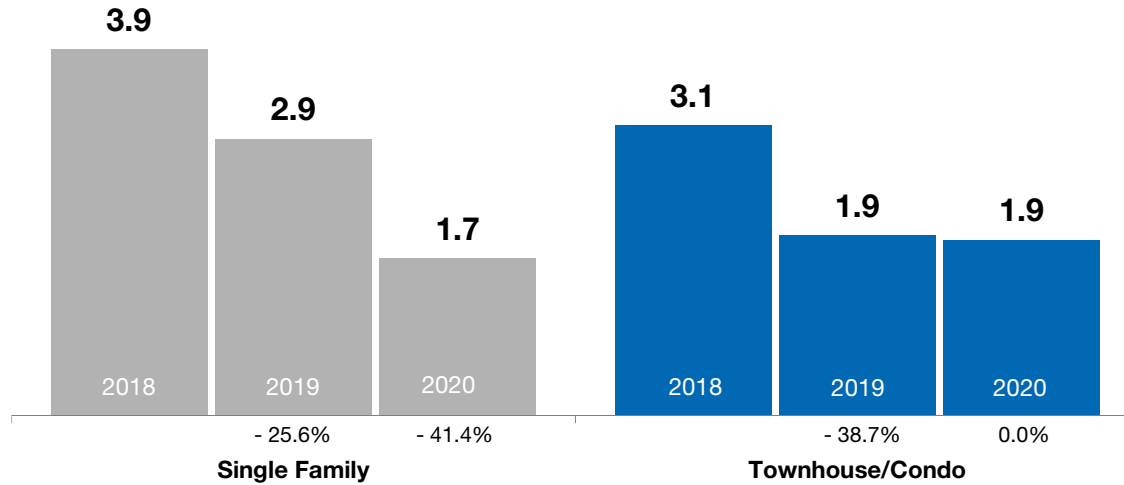
Historical Housing Affordability Index



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.

July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	2.2	- 24.1%	1.8	- 41.9%
Apr-2020	2.2	- 26.7%	1.9	- 29.6%
May-2020	2.1	- 30.0%	1.8	- 25.0%
Jun-2020	1.9	- 36.7%	2.1	- 8.7%
Jul-2020	1.7	- 41.4%	1.9	0.0%
Average	2.3	- 26.0%	1.7	- 36.8%

Historical Months Supply of Inventory

