Weekly Market Activity Report

For Week Ending June 20, 2020

Data current as of June 29, 2020

Housing starts in May rose 4.3% to an annual rate of 974,000, its first increase since January and up from a five-year low of 934,000 in April. The increase was less than expected by economists but builder permits were up 14.4% for the month to 1.22 million annually, signaling higher housing starts are likely in the near future.

SINGLE FAMILY

For the week ending June 20:

- New Listings increased 4.5% to 374
- Pending Sales increased 18.0% to 387
- Inventory decreased 30.8% to 2,301

For the month of May:

- Median Sales Price increased 12.7% to $224,250
- Days on Market decreased 21.1% to 45
- Pct of List Price Rec'd increased 0.8% to 98.8%
- Months Supply decreased 30.0% to 2.1

TOWNHOUSE/CONDO

For the week ending June 20:

- New Listings remained flat at 19
- Pending Sales increased 23.1% to 16
- Inventory decreased 7.9% to 105

For the month of May:

- Median Sales Price increased 17.9% to $171,000
- Days on Market increased 15.9% to 51
- Pct of List Price Rec'd increased 2.2% to 99.4%
- Months Supply decreased 20.8% to 1.9

Quick Facts

+ 4.5%	0.0%	+ 18.0%	+ 23.1%	- 30.8%	- 7.9%
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

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

Metrics by Month

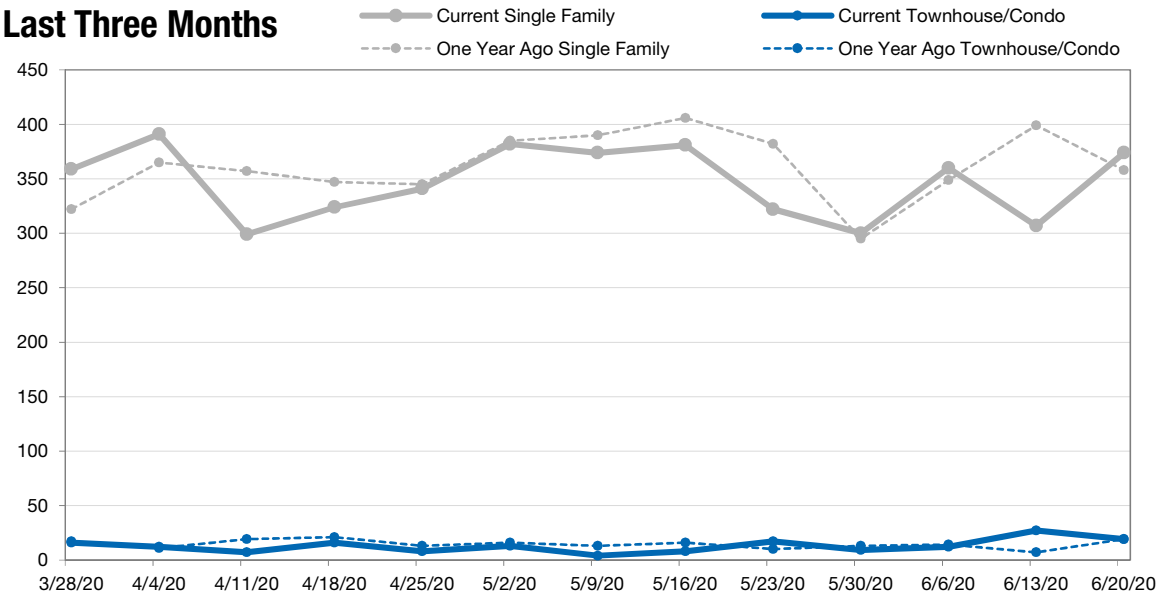
Days on Market 5
Median Sales Price 6
Percent of List Price Received 7
Housing Affordability Index 8
Months Supply of Inventory 9

Current as of June 29, 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



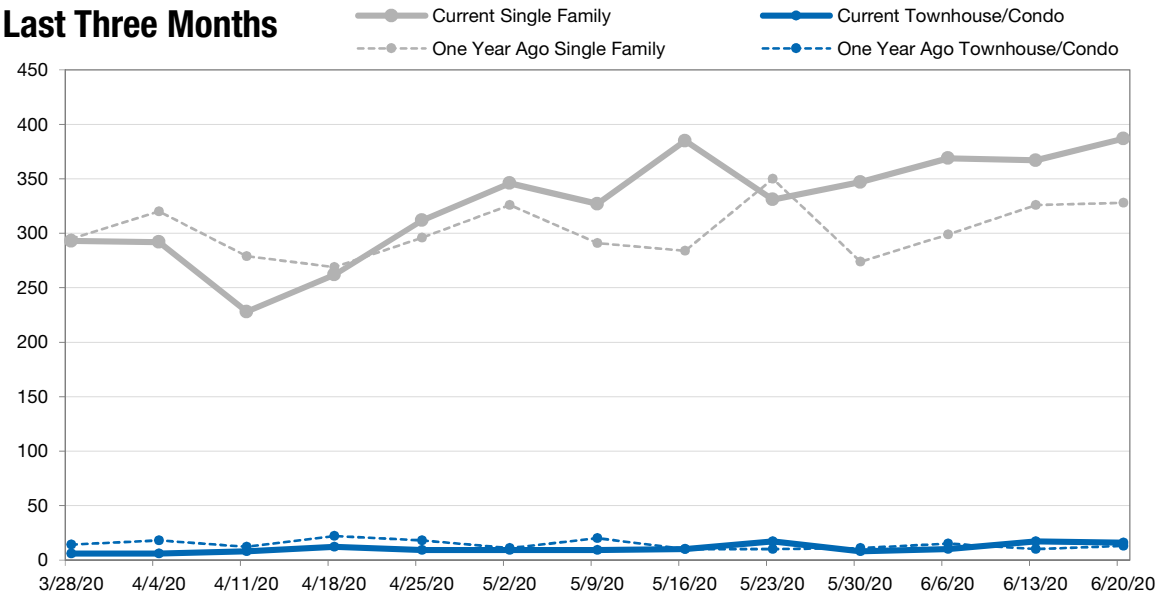
Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
3/28/2020	**359**	+ 11.5%	**16**	- 5.9%
4/4/2020	**391**	+ 7.1%	**12**	+ 9.1%
4/11/2020	**299**	- 16.2%	**7**	- 63.2%
4/18/2020	**324**	- 6.6%	**16**	- 23.8%
4/25/2020	**341**	- 1.2%	**8**	- 38.5%
5/2/2020	**382**	- 0.8%	**13**	- 18.8%
5/9/2020	**374**	- 4.1%	**4**	- 69.2%
5/16/2020	**381**	- 6.2%	**8**	- 50.0%
5/23/2020	**322**	- 15.7%	**17**	+ 70.0%
5/30/2020	**300**	+ 1.7%	**9**	- 30.8%
6/6/2020	**360**	+ 3.2%	**12**	- 14.3%
6/13/2020	**307**	- 23.1%	**27**	+ 285.7%
6/20/2020	**374**	+ 4.5%	**19**	0.0%
3-Month Avg.	**347**	- 4.0%	**13**	- 11.1%

Historical New Listing Activity

Pending Sales

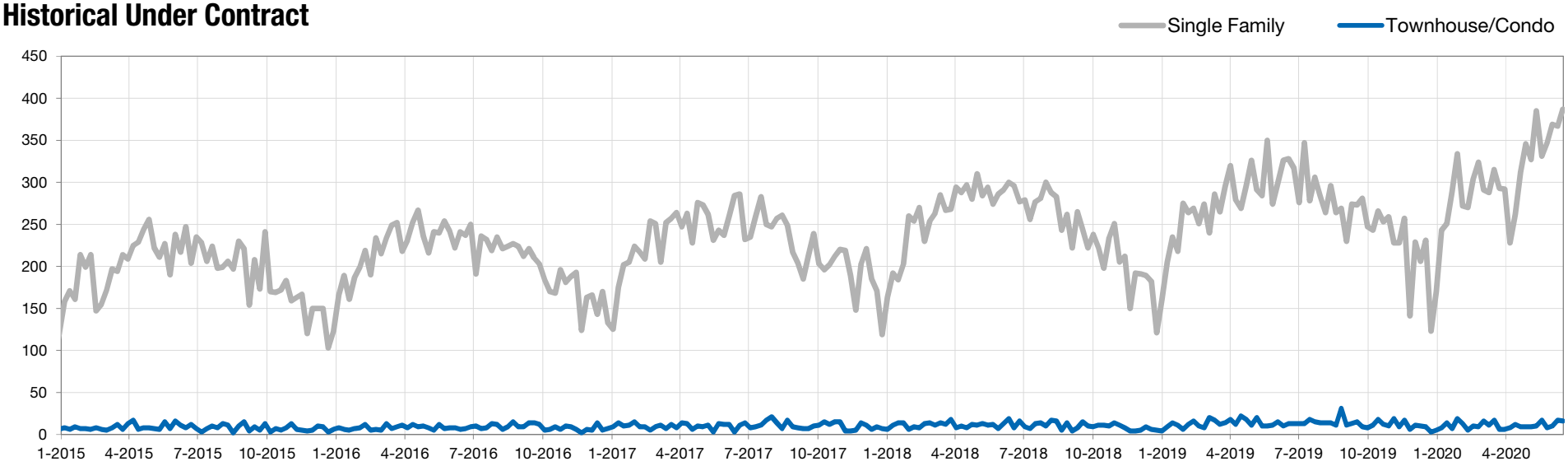
A count of the properties in either a contingent or pending status in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
3/28/2020	**293**	- 0.7%	**6**	- 57.1%
4/4/2020	**292**	- 8.8%	**6**	- 66.7%
4/11/2020	**228**	- 18.3%	**8**	- 33.3%
4/18/2020	**262**	- 2.6%	**12**	- 45.5%
4/25/2020	**312**	+ 5.4%	**9**	- 50.0%
5/2/2020	**346**	+ 6.1%	**9**	- 18.2%
5/9/2020	**327**	+ 12.4%	**9**	- 55.0%
5/16/2020	**385**	+ 35.6%	**10**	0.0%
5/23/2020	**331**	- 5.4%	**17**	+ 70.0%
5/30/2020	**347**	+ 26.6%	**8**	- 27.3%
6/6/2020	**369**	+ 23.4%	**10**	- 33.3%
6/13/2020	**367**	+ 12.6%	**17**	+ 70.0%
6/20/2020	**387**	+ 18.0%	**16**	+ 23.1%
3-Month Avg.	**327**	+ 7.8%	**11**	- 25.5%

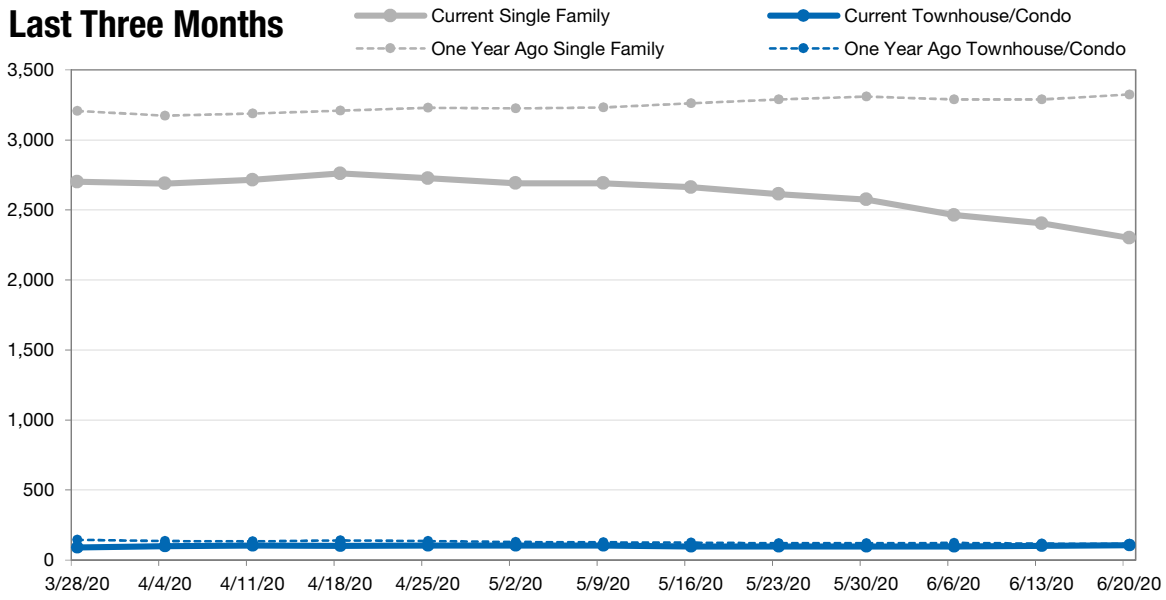
Historical Under Contract



Inventory of Homes for Sale

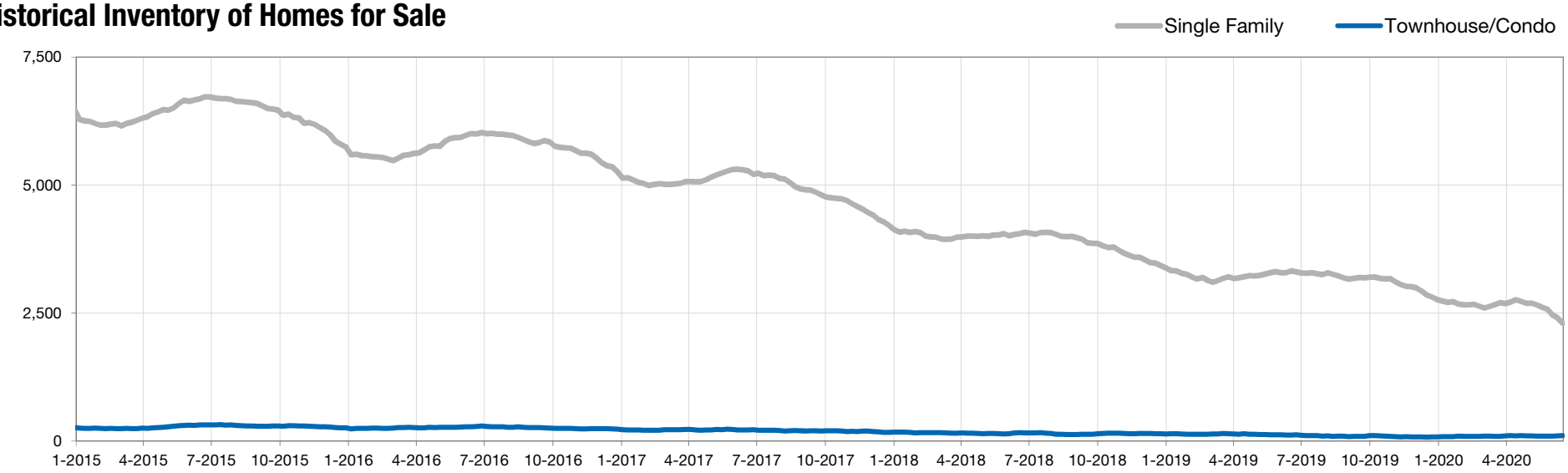
The number of properties available for sale in active status at the end of a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
3/28/2020	**2,702**	- 15.8%	**90**	- 37.5%
4/4/2020	**2,689**	- 15.3%	**99**	- 27.2%
4/11/2020	**2,715**	- 14.9%	**103**	- 22.0%
4/18/2020	**2,761**	- 14.0%	**101**	- 27.9%
4/25/2020	**2,727**	- 15.5%	**104**	- 22.4%
5/2/2020	**2,691**	- 16.6%	**102**	- 20.9%
5/9/2020	**2,691**	- 16.8%	**102**	- 19.0%
5/16/2020	**2,663**	- 18.4%	**96**	- 22.6%
5/23/2020	**2,613**	- 20.6%	**96**	- 19.3%
5/30/2020	**2,575**	- 22.2%	**96**	- 19.3%
6/6/2020	**2,464**	- 25.1%	**97**	- 19.8%
6/13/2020	**2,404**	- 26.9%	**100**	- 14.5%
6/20/2020	**2,301**	- 30.8%	**105**	- 7.9%
3-Month Avg.	**2,615**	- 19.5%	**99**	- 22.0%

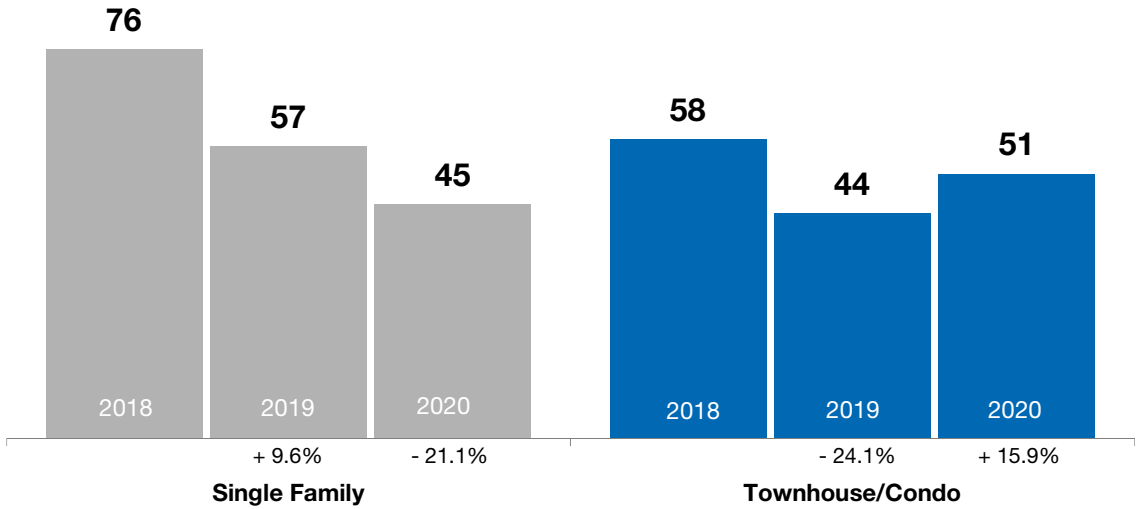
Historical Inventory of Homes for Sale



Days on Market Until Sale

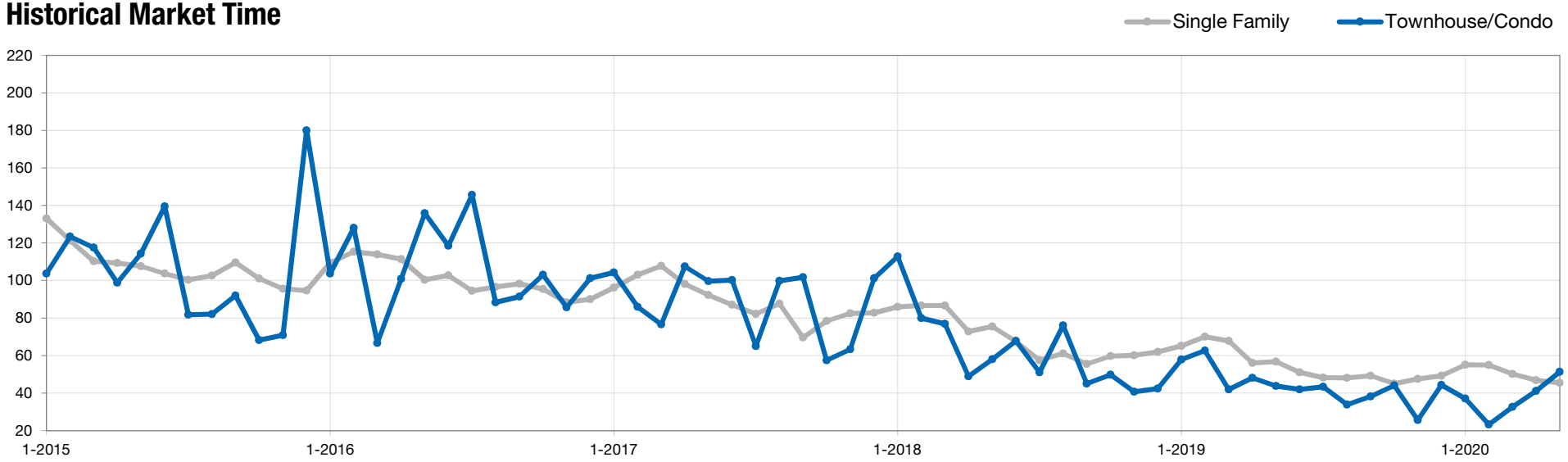
Average number of days between when a property is listed and when an offer is accepted in a given month.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
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%
May-2020	**45**	- 21.1%	**51**	+ 15.9%
Average	**49**	- 19.9%	**38**	- 28.2%

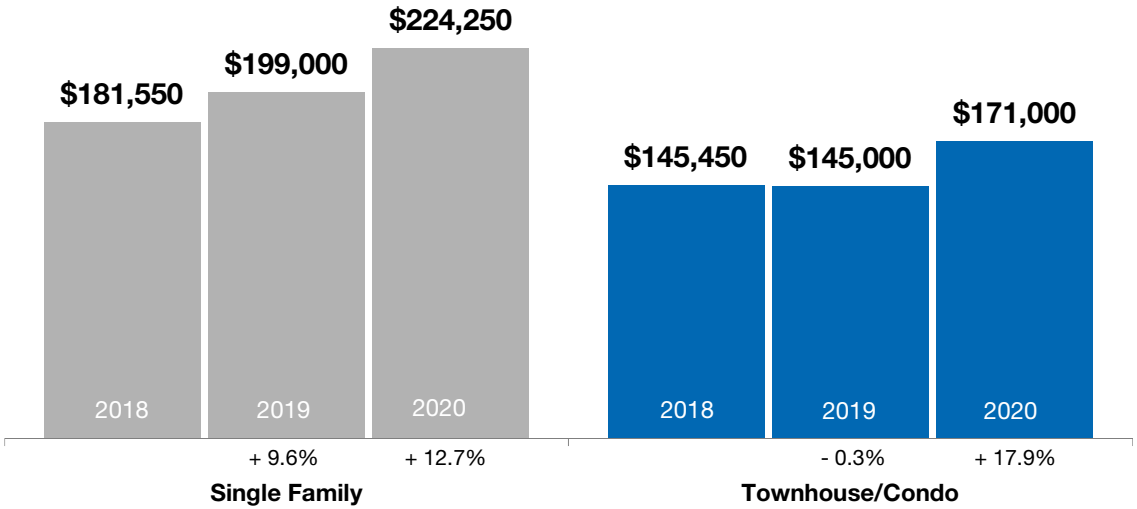
Historical Market Time



Median Sales Price

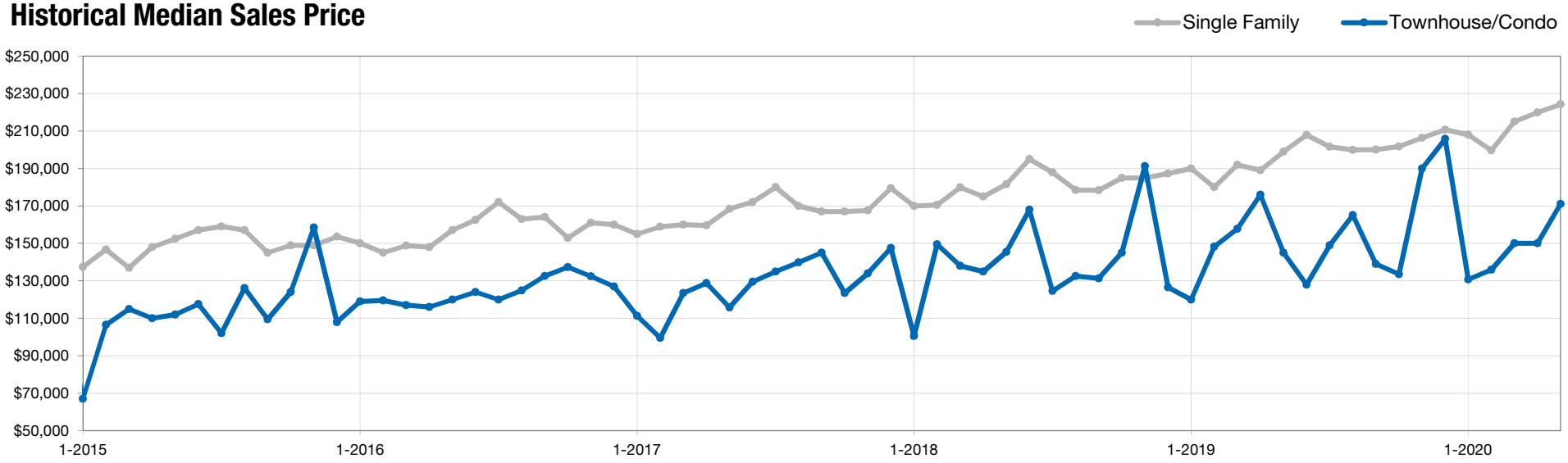
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
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	**$219,890**	+ 16.3%	**$150,000**	- 14.8%
May-2020	**$224,250**	+ 12.7%	**$171,000**	+ 17.9%
Median	**$208,000**	+ 11.2%	**$152,500**	+ 4.7%

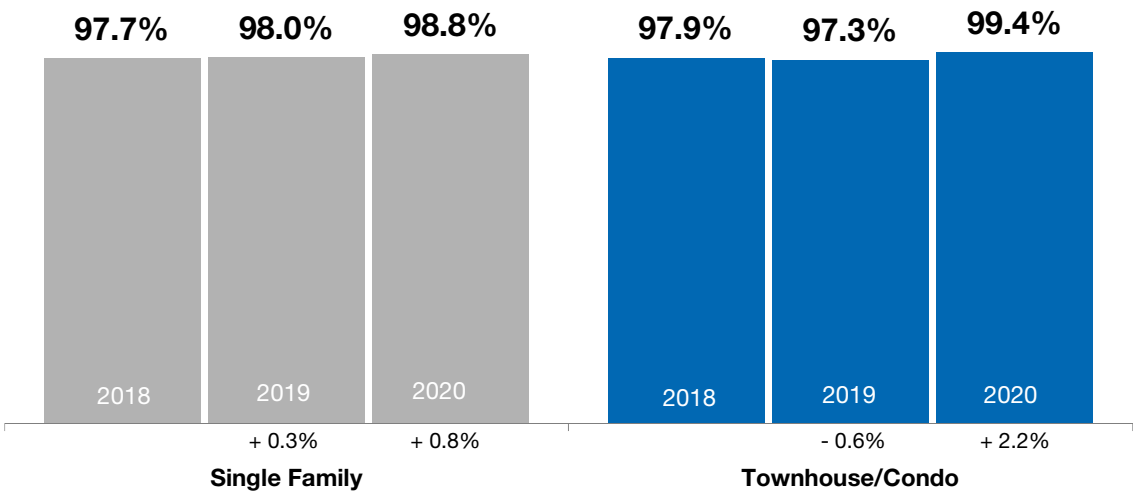
Historical Median Sales Price



Percent of List Price Received

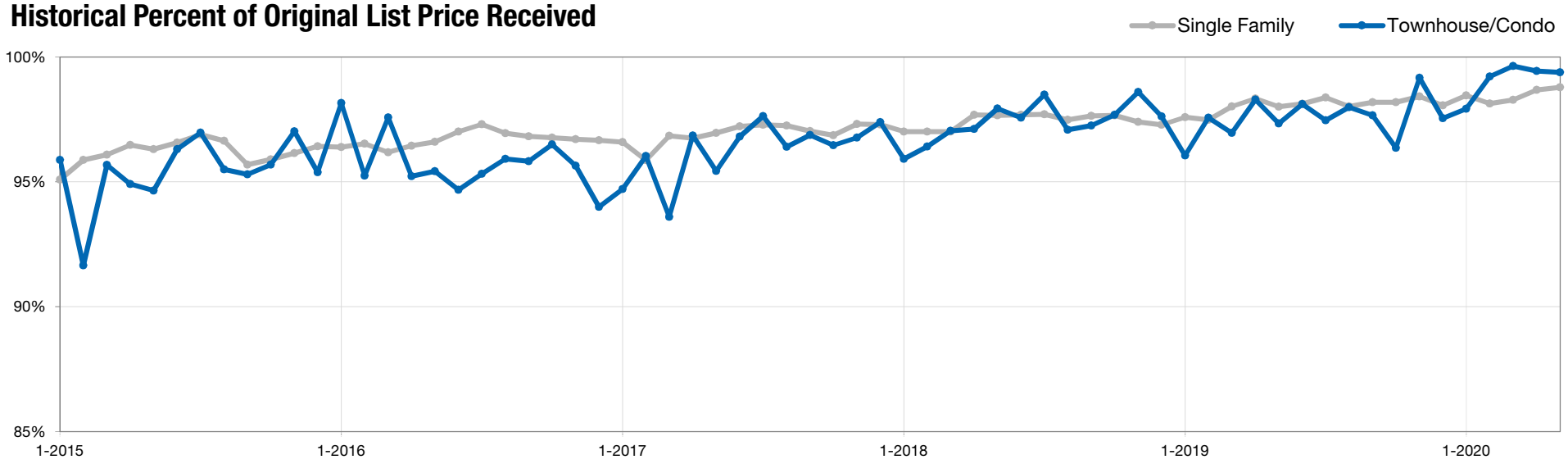
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
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%	**99.6%**	+ 2.7%
Apr-2020	**98.7%**	+ 0.4%	**99.4%**	+ 1.1%
May-2020	**98.8%**	+ 0.8%	**99.4%**	+ 2.2%
Average	**98.3%**	+ 0.6%	**98.2%**	+ 0.7%

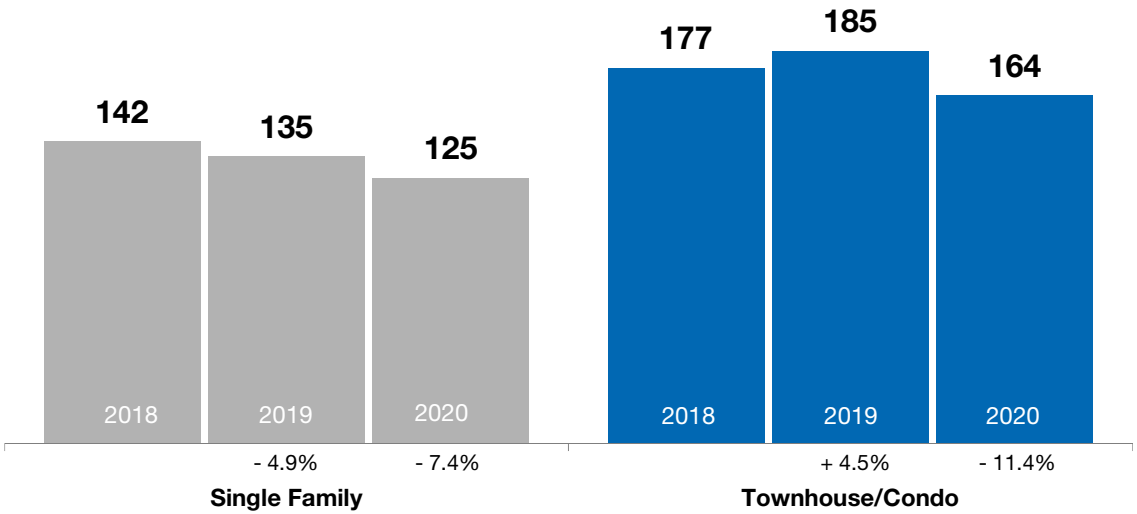
Historical Percent of Original List Price Received



Housing Affordability Index

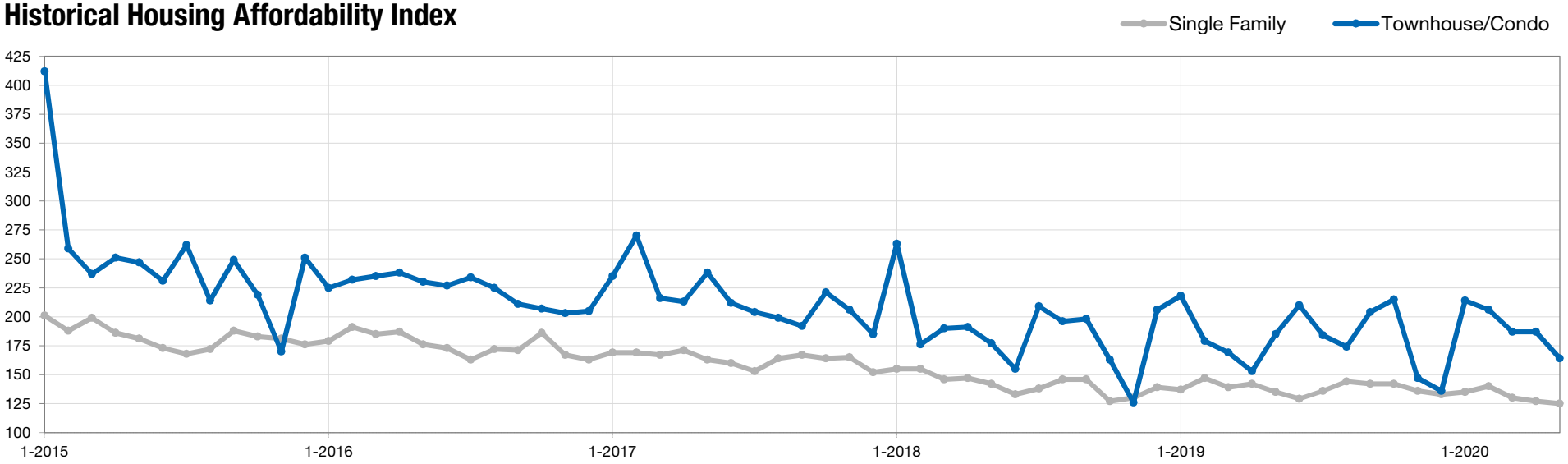
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
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	**127**	- 10.6%	**187**	+ 22.2%
May-2020	**125**	- 7.4%	**164**	- 11.4%
Average	**135**	+ 4.7%	**186**	+ 6.1%

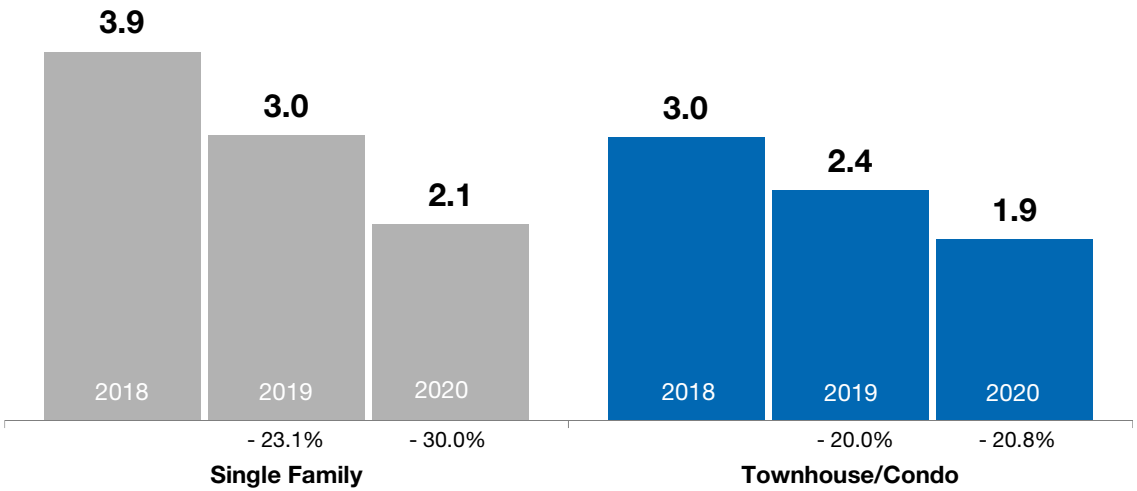
Historical Housing Affordability Index

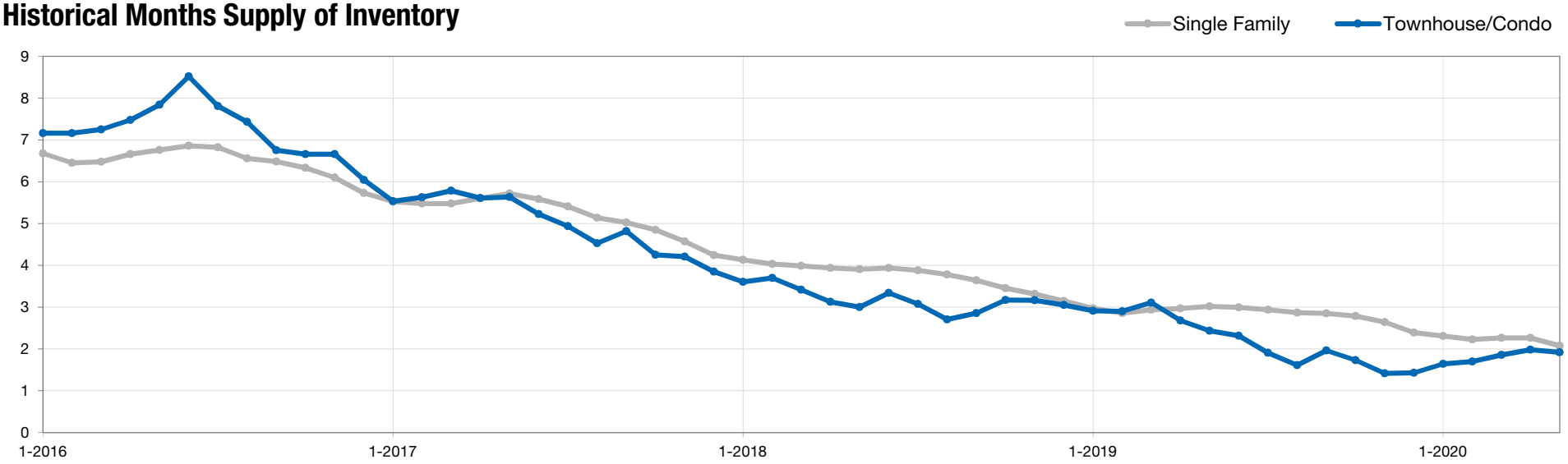


Months Supply of Inventory

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.

May



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/ Condo	Year-Over-Year Change
Jun-2019	**3.0**	- 23.1%	**2.3**	- 30.3%
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%
Average	**2.6**	- 23.3%	**1.8**	- 39.4%

Historical Months Supply of Inventory