

Weekly Market Activity Report



For Week Ending April 4, 2020

Data current as of April 13, 2020

More than 6.6 million workers filed for unemployment benefits last week according to the latest report by the Labor Department, on top of the 3.3 million that filed for unemployment the week prior. High levels of unemployment filings are expected to continue in the coming weeks as businesses remain shuttered and shelter in place orders have expanded to cover most of the country. The impact of these orders is becoming more apparent in the market activity stats reported here.

SINGLE FAMILY

For the week ending April 4:

- New Listings increased 4.4% to 381
- Pending Sales increased 3.1% to 330
- Inventory decreased 19.8% to 2,555

For the month of March:

- Median Sales Price increased 12.0% to \$214,999
- Days on Market decreased 26.5% to 50
- Pct of List Price Rec'd increased 0.3% to 98.3%
- Months Supply decreased 27.6% to 2.1

TOWNHOUSE/CONDO

For the week ending April 4:

- New Listings increased 9.1% to 12
- Pending Sales decreased 55.6% to 8
- Inventory decreased 31.4% to 94

For the month of March:

- Median Sales Price decreased 4.9% to \$150,000
- Days on Market decreased 21.4% to 33
- Pct of List Price Rec'd increased 2.8% to 99.7%
- Months Supply decreased 41.9% to 1.8

Quick Facts

+ 4.4%	+ 9.1%	+ 3.1%	- 55.6%	- 19.8%	- 31.4%
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

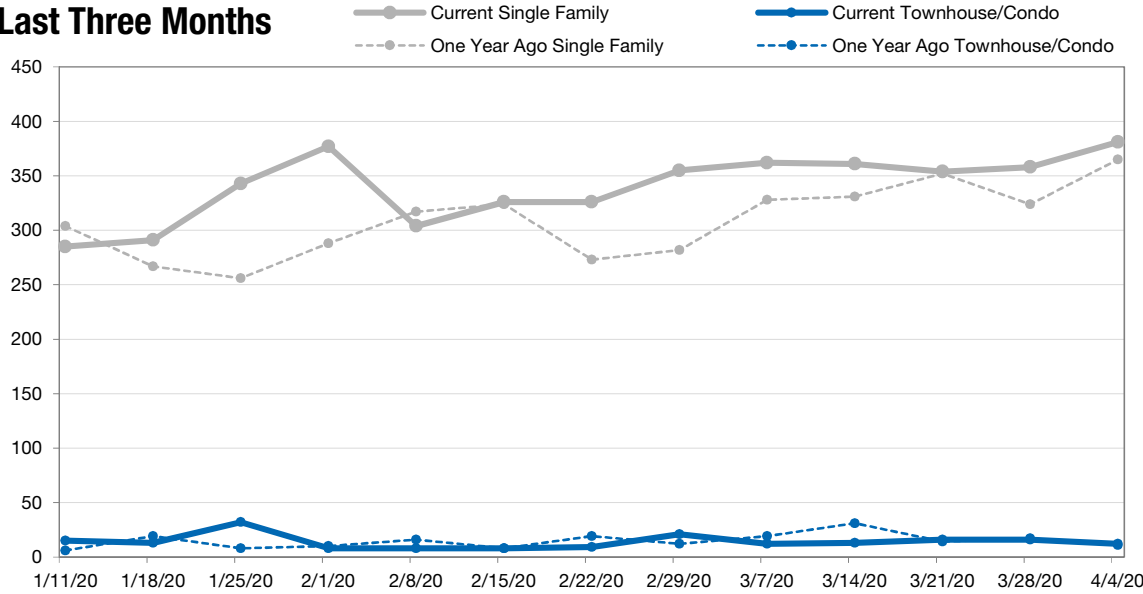
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New Listings

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



Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/11/2020	285	- 6.3%	15	+ 150.0%
1/18/2020	291	+ 9.0%	13	- 31.6%
1/25/2020	343	+ 34.0%	32	+ 300.0%
2/1/2020	377	+ 30.9%	8	- 20.0%
2/8/2020	304	- 4.1%	8	- 50.0%
2/15/2020	326	+ 0.6%	8	0.0%
2/22/2020	326	+ 19.4%	9	- 52.6%
2/29/2020	355	+ 25.9%	21	+ 75.0%
3/7/2020	362	+ 10.4%	12	- 36.8%
3/14/2020	361	+ 9.1%	13	- 58.1%
3/21/2020	354	+ 0.6%	16	+ 14.3%
3/28/2020	358	+ 10.5%	16	- 5.9%
4/4/2020	381	+ 4.4%	12	+ 9.1%
3-Month Avg.	340	+ 10.3%	14	- 3.7%

Historical New Listing Activity

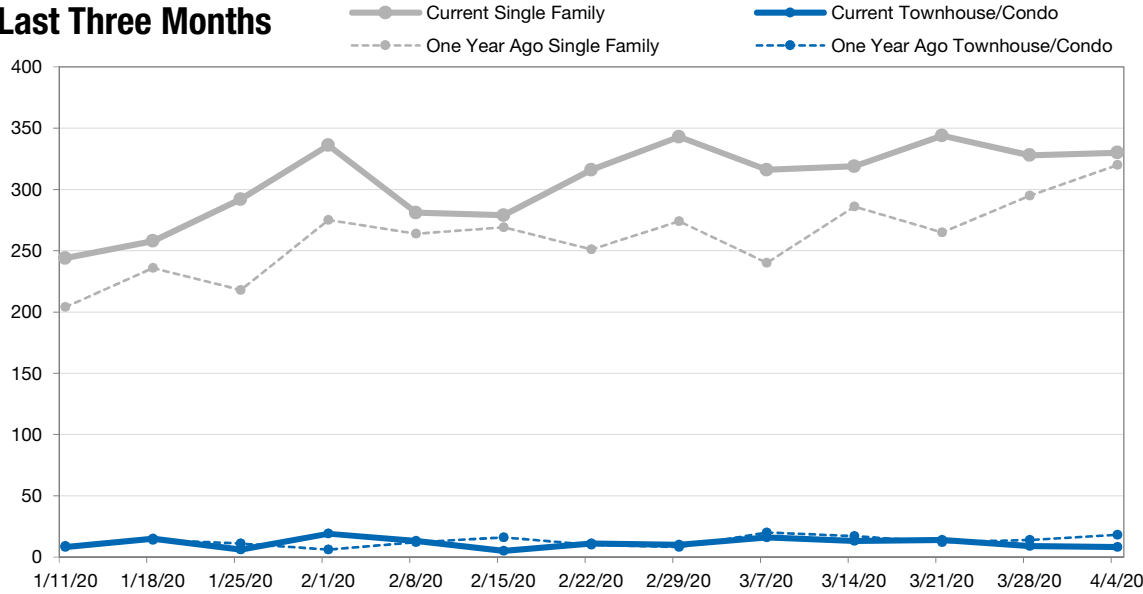


Pending Sales

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

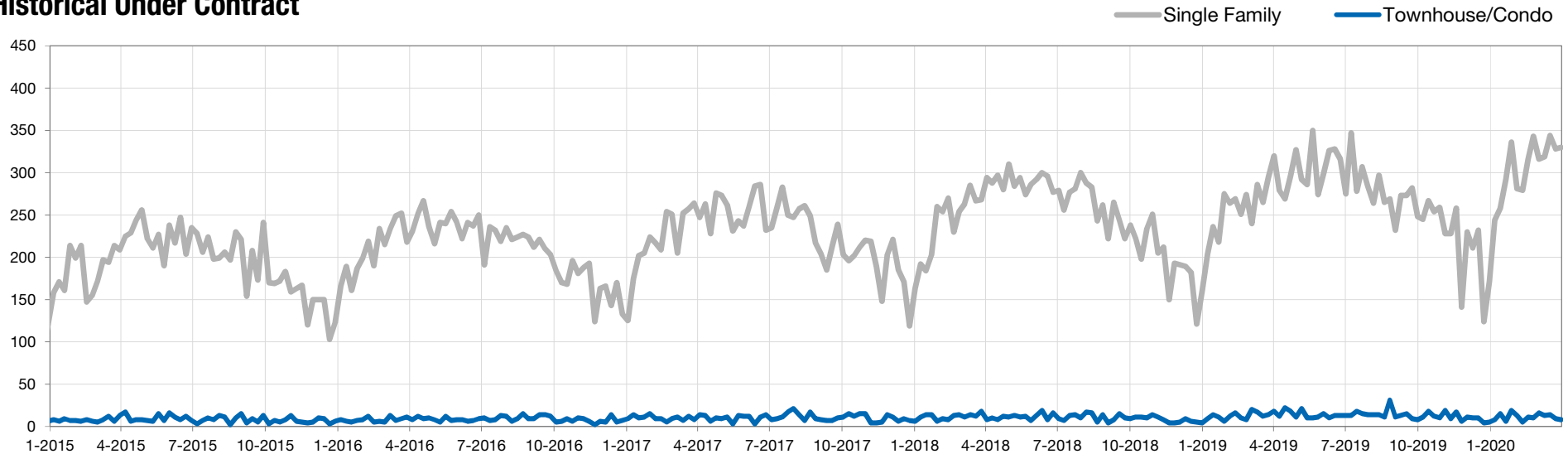


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/11/2020	244	+ 19.6%	8	- 11.1%
1/18/2020	258	+ 9.3%	15	+ 7.1%
1/25/2020	292	+ 33.9%	6	- 45.5%
2/1/2020	336	+ 22.2%	19	+ 216.7%
2/8/2020	281	+ 6.4%	13	+ 8.3%
2/15/2020	279	+ 3.7%	5	- 68.8%
2/22/2020	316	+ 25.9%	11	+ 10.0%
2/29/2020	343	+ 25.2%	10	+ 25.0%
3/7/2020	316	+ 31.7%	16	- 20.0%
3/14/2020	319	+ 11.5%	13	- 23.5%
3/21/2020	344	+ 29.8%	14	+ 16.7%
3/28/2020	328	+ 11.2%	9	- 35.7%
4/4/2020	330	+ 3.1%	8	- 55.6%
3-Month Avg.	307	+ 17.3%	11	- 12.0%

Historical Under Contract

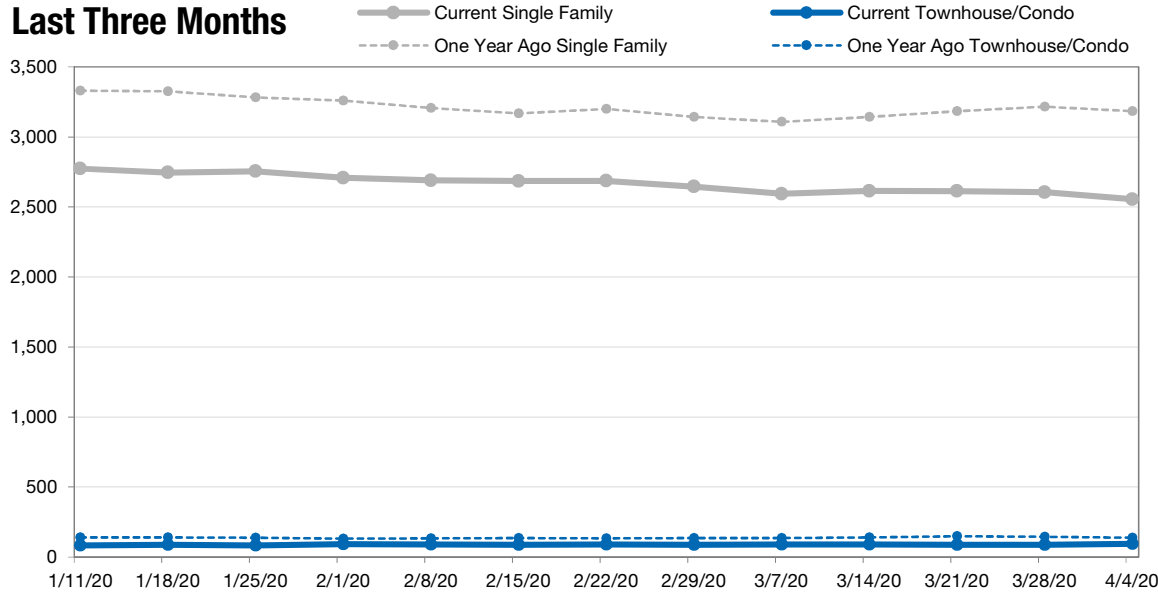


Inventory of Homes for Sale

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

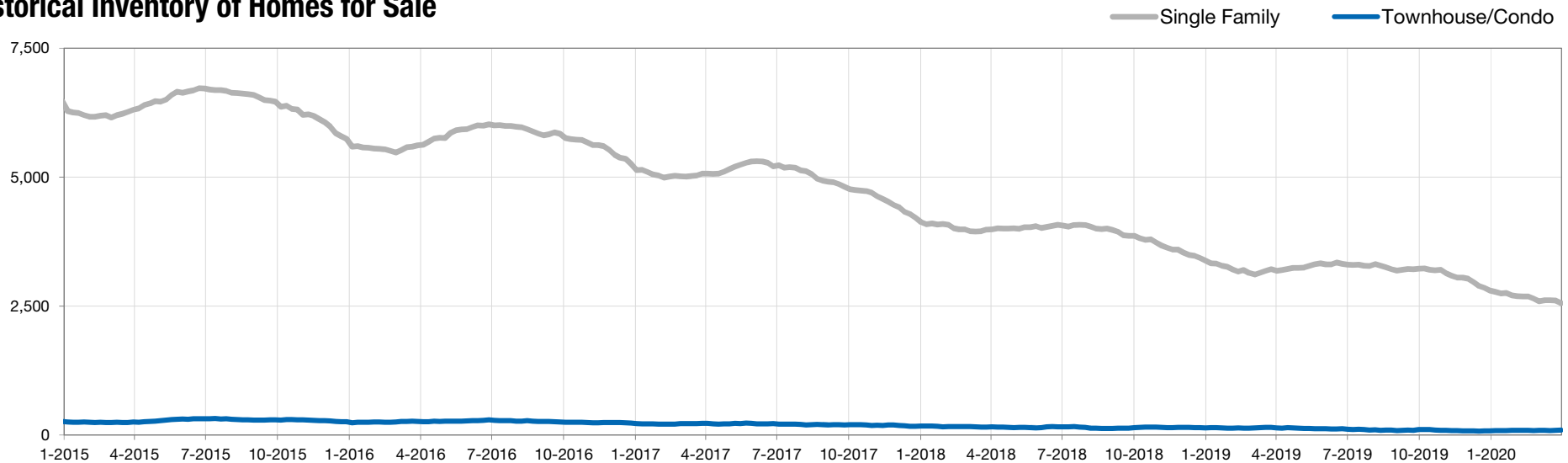


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/11/2020	2,774	- 16.7%	82	- 41.4%
1/18/2020	2,746	- 17.4%	86	- 38.6%
1/25/2020	2,755	- 16.1%	83	- 39.4%
2/1/2020	2,708	- 16.9%	92	- 29.8%
2/8/2020	2,690	- 16.1%	89	- 32.6%
2/15/2020	2,685	- 15.2%	88	- 34.8%
2/22/2020	2,687	- 16.0%	89	- 32.6%
2/29/2020	2,646	- 15.8%	86	- 35.8%
3/7/2020	2,594	- 16.5%	90	- 33.8%
3/14/2020	2,615	- 16.8%	89	- 36.4%
3/21/2020	2,613	- 17.9%	87	- 41.2%
3/28/2020	2,606	- 19.0%	88	- 39.3%
4/4/2020	2,555	- 19.8%	94	- 31.4%
3-Month Avg.	2,667	- 17.0%	88	- 36.0%

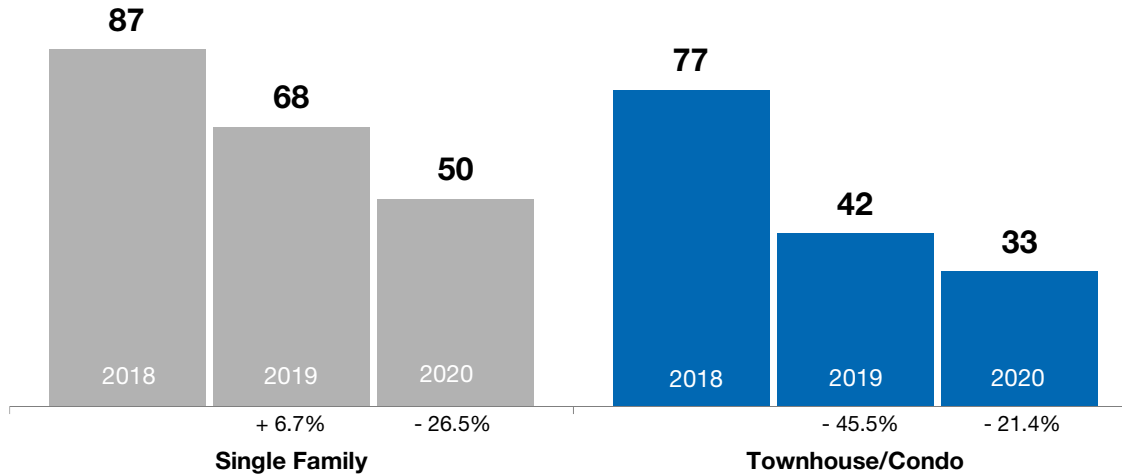
Historical Inventory of Homes for Sale



Days on Market Until Sale

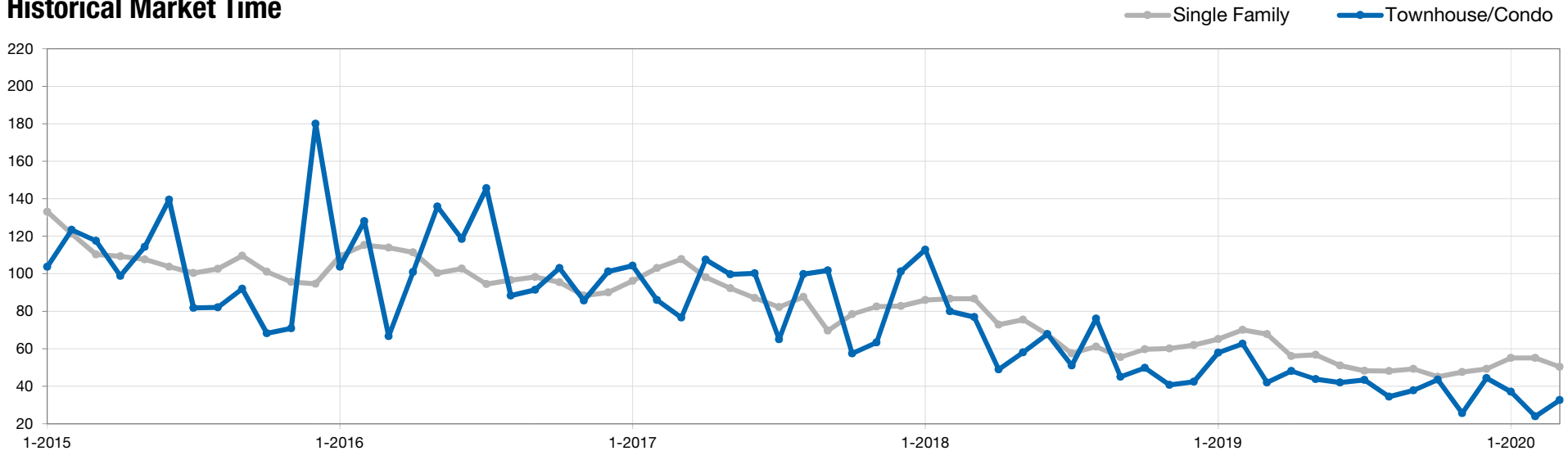
Average number of days between when a property is listed and when an offer is accepted in a given month.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2019	56	- 23.3%	48	- 2.0%
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%	43	- 14.0%
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%	24	- 61.9%
Mar-2020	50	- 26.5%	33	- 21.4%
Average	51	- 21.2%	38	- 29.0%

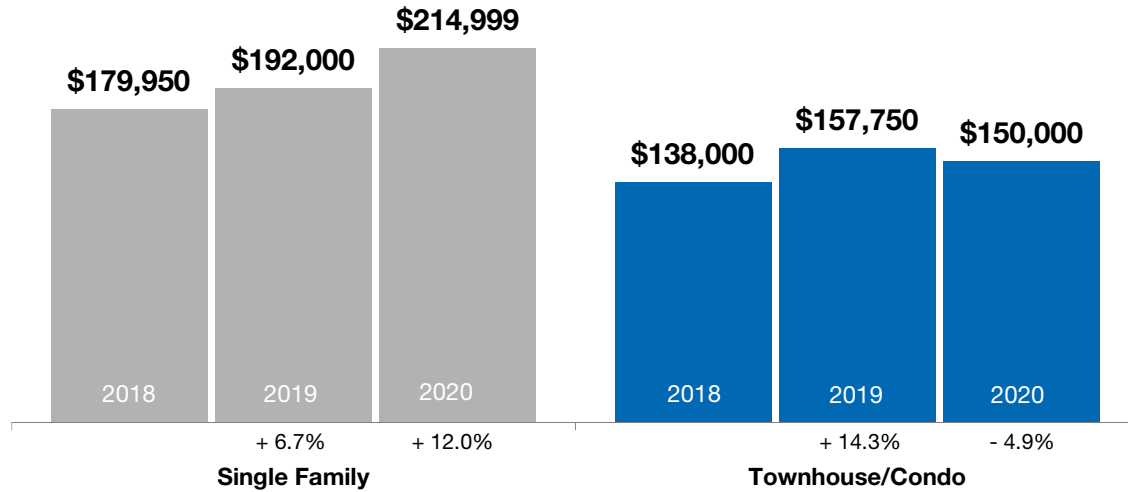
Historical Market Time



Median Sales Price

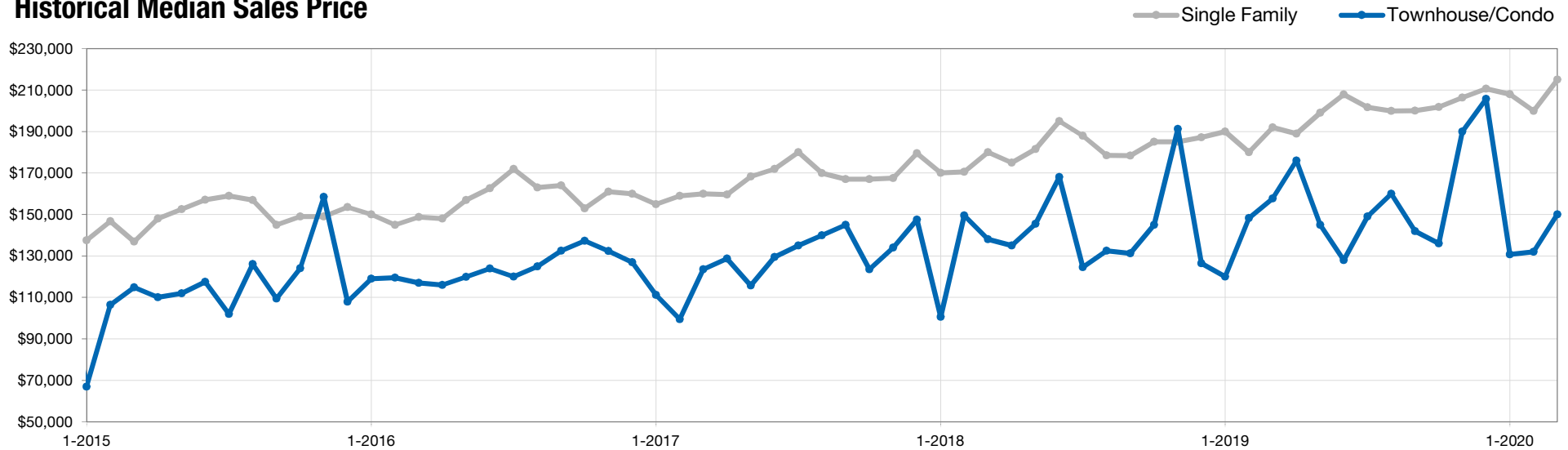
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2019	\$189,000	+ 8.0%	\$176,000	+ 30.4%
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%	\$160,000	+ 20.8%
Sep-2019	\$200,000	+ 12.2%	\$142,000	+ 8.2%
Oct-2019	\$201,775	+ 9.1%	\$136,000	- 6.2%
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	\$199,900	+ 11.1%	\$132,000	- 10.9%
Mar-2020	\$214,999	+ 12.0%	\$150,000	- 4.9%
Median	\$202,000	+ 9.2%	\$150,000	+ 5.6%

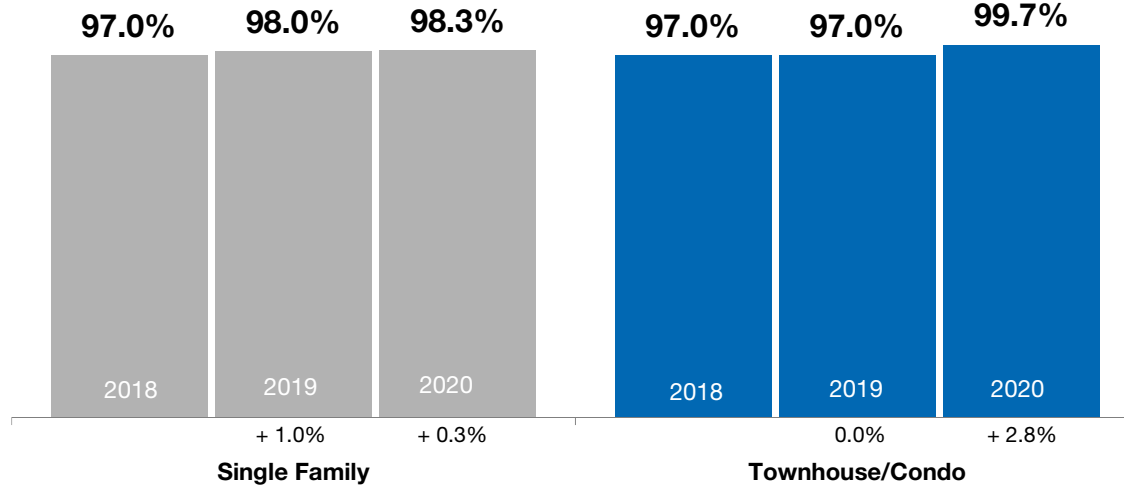
Historical Median Sales Price



Percent of List Price Received

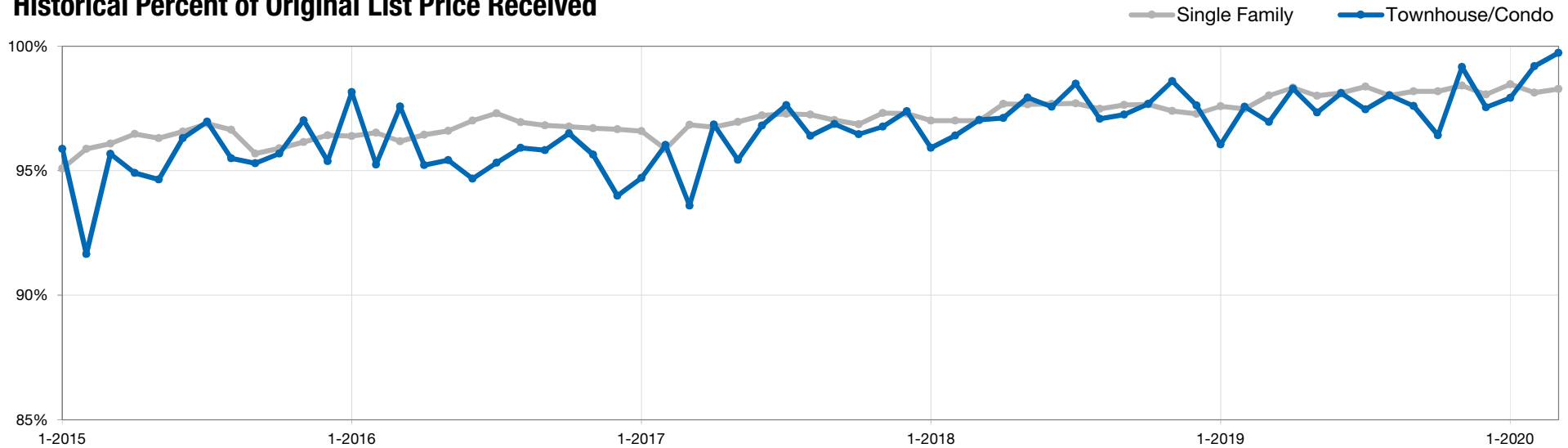
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2019	98.3%	+ 0.6%	98.3%	+ 1.2%
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%	97.6%	+ 0.3%
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%
Average	98.2%	+ 0.6%	98.0%	+ 0.5%

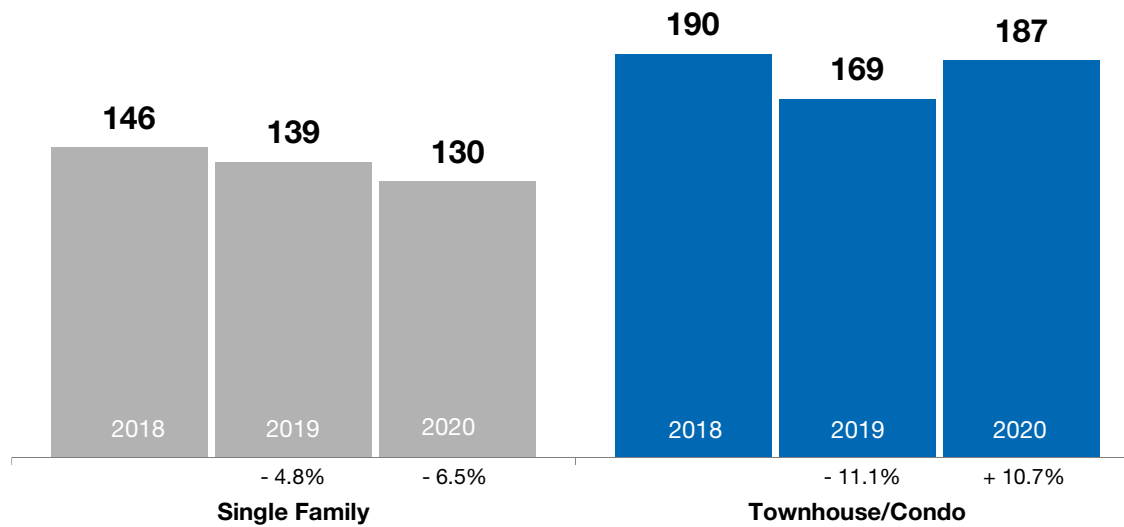
Historical Percent of Original List Price Received



Housing Affordability Index

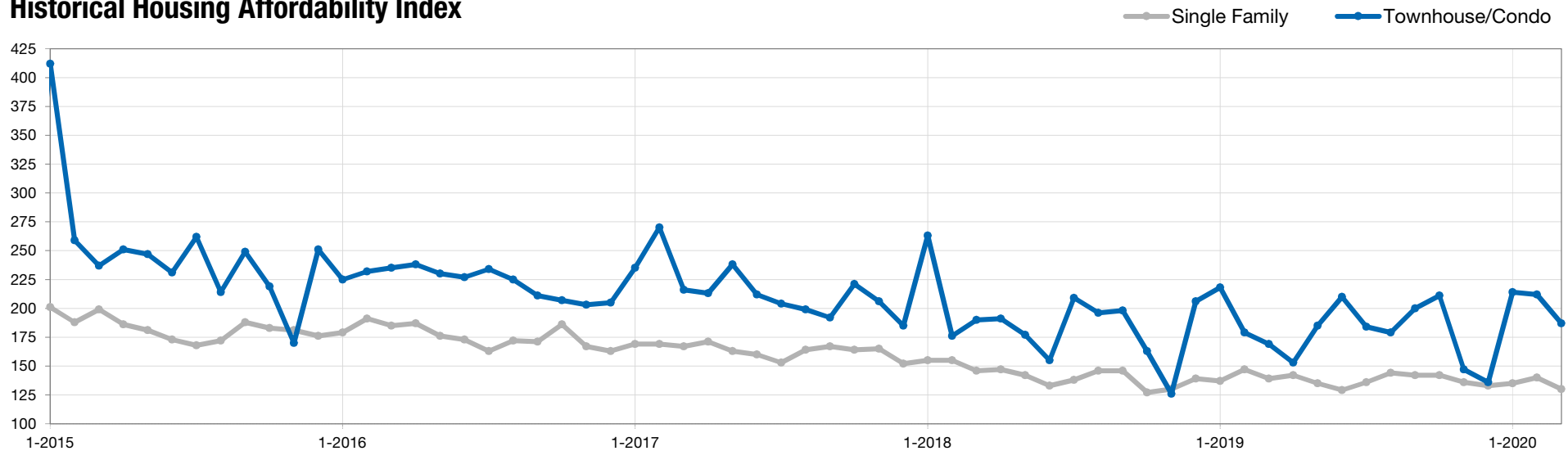
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2019	142	- 3.4%	153	- 19.9%
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%	179	- 8.7%
Sep-2019	142	- 2.7%	200	+ 1.0%
Oct-2019	142	+ 11.8%	211	+ 29.4%
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%	212	+ 18.4%
Mar-2020	130	- 6.5%	187	+ 10.7%
Average	137	+ 4.2%	185	+ 6.9%

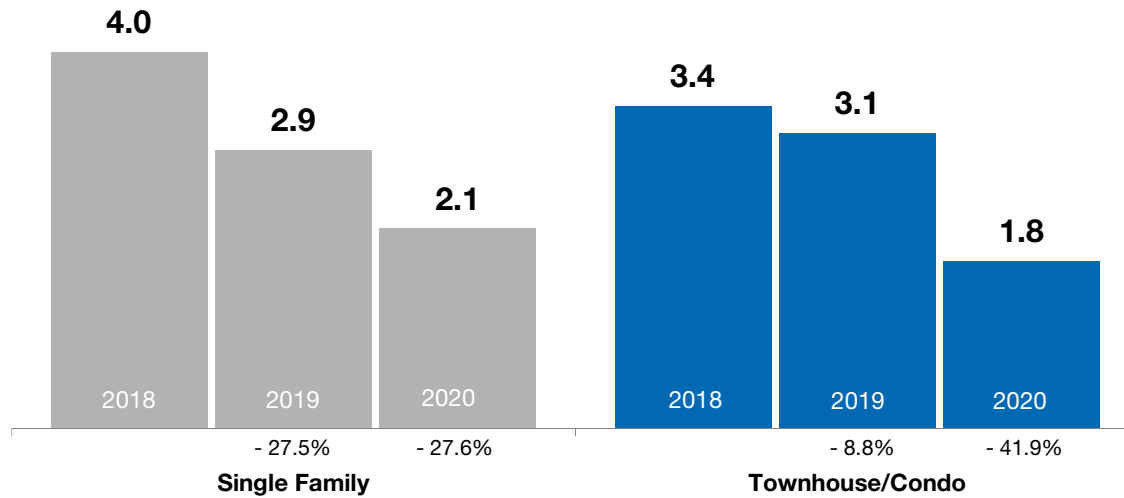
Historical Housing Affordability Index



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.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2019	3.0	-23.1%	2.7	-12.9%
May-2019	3.0	-23.1%	2.4	-20.0%
Jun-2019	3.0	-23.1%	2.3	-30.3%
Jul-2019	3.0	-23.1%	1.9	-38.7%
Aug-2019	2.9	-23.7%	1.6	-40.7%
Sep-2019	2.9	-19.4%	2.0	-31.0%
Oct-2019	2.8	-20.0%	1.7	-46.9%
Nov-2019	2.7	-18.2%	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%	1.6	-44.8%
Mar-2020	2.1	-27.6%	1.8	-41.9%
Average	2.7	-22.7%	1.9	-37.9%

Historical Months Supply of Inventory

