

Monthly Indicators

Huntsville / Madison County



April 2023

U.S. existing-home sales declined 2.4 percent month-over-month as of last measure, according to the National Association of REALTORS® (NAR), reversing February's sales gain of 14.5%. Fluctuations in mortgage interest rates have caused buyers to pullback, with pending sales dropping 5.2% month-over-month. Meanwhile, the median existing-home sales price declined for the second month in a row, falling 0.9% nationally from the same time last year, the largest year-over-year decline since January 2012, according to NAR.

New Listings decreased 42.6 percent for Single Family homes and 27.3 percent for Townhouse/Condo homes. Pending Sales decreased 36.8 percent for Single Family homes and 16.7 percent for Townhouse/Condo homes. Inventory increased 18.6 percent for Single Family homes and 125.0 percent for Townhouse/Condo homes.

Median Sales Price decreased 2.6 percent to \$302,000 for Single Family homes but increased 36.6 percent to \$220,000 for Townhouse/Condo homes. Days on Market increased 375.0 percent for Single Family homes and 125.0 percent for Townhouse/Condo homes. Months Supply of Inventory increased 55.6 percent for Single Family homes and 150.0 percent for Townhouse/Condo homes.

Housing inventory remains tight nationwide, with only 980,000 units available for sale heading into April, a 5.4% increase from one year earlier, although the number of homes for sale is down compared to the same period in 2019, prior to the pandemic. The lack of existing inventory continues to impact home sales, and with only 2.6 months' supply of homes at last measure, competition for available properties remains strong, especially in certain price categories, with multiple offers occurring on about a third of properties, according to NAR.

Quick Facts

- 24.6%

Change in
Closed Sales
All Properties

- 1.7%

Change in
Median Sales Price
All Properties

+ 22.6%

Change in
Homes for Sale
All Properties

A research tool provided by ValleyMLS.com defining Huntsville / Madison County by the following high schools: Bob Jones, Buckhorn, Columbia, Grissom, Hazel Green, Huntsville, James Clemens, Jemison, Lee, Madison County, New Century, New Hope and Sparkman. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only, which includes Patio Homes.



Key Metrics	Historical Sparkbars	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		162	93	- 42.6%	493	371	- 24.7%
Pending Sales		125	79	- 36.8%	419	345	- 17.7%
Closed Sales		103	79	- 23.3%	368	324	- 12.0%
Days on Market Until Sale		8	38	+ 375.0%	11	31	+ 181.8%
Median Sales Price		\$310,000	\$302,000	- 2.6%	\$295,000	\$290,000	- 1.7%
Average Sales Price		\$315,133	\$355,372	+ 12.8%	\$312,695	\$341,068	+ 9.1%
Percent of List Price Received		103.1%	98.5%	- 4.5%	102.5%	98.6%	- 3.8%
Housing Affordability Index		105	95	- 9.5%	110	99	- 10.0%
Inventory of Homes for Sale		102	121	+ 18.6%	—	—	—
Months Supply of Inventory		0.9	1.4	+ 55.6%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.



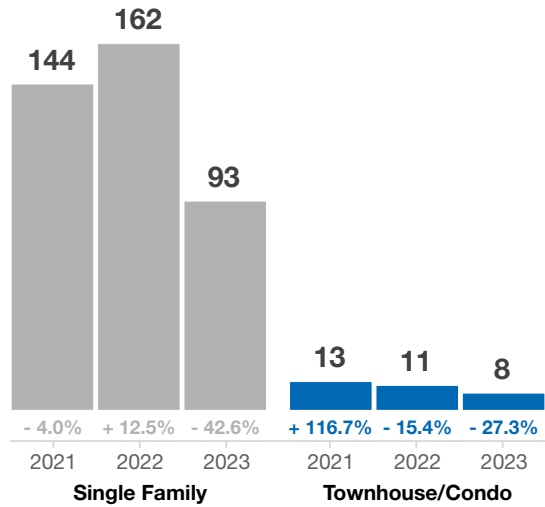
Key Metrics	Historical Sparkbars	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		11	8	- 27.3%	43	35	- 18.6%
Pending Sales		12	10	- 16.7%	40	31	- 22.5%
Closed Sales		15	10	- 33.3%	40	26	- 35.0%
Days on Market Until Sale		8	18	+ 125.0%	11	21	+ 90.9%
Median Sales Price		\$161,003	\$220,000	+ 36.6%	\$175,000	\$214,500	+ 22.6%
Average Sales Price		\$184,934	\$213,200	+ 15.3%	\$188,703	\$214,292	+ 13.6%
Percent of List Price Received		103.0%	98.9%	- 4.0%	102.8%	97.8%	- 4.9%
Housing Affordability Index		202	130	- 35.6%	186	133	- 28.5%
Inventory of Homes for Sale		4	9	+ 125.0%	—	—	—
Months Supply of Inventory		0.4	1.0	+ 150.0%	—	—	—

New Listings

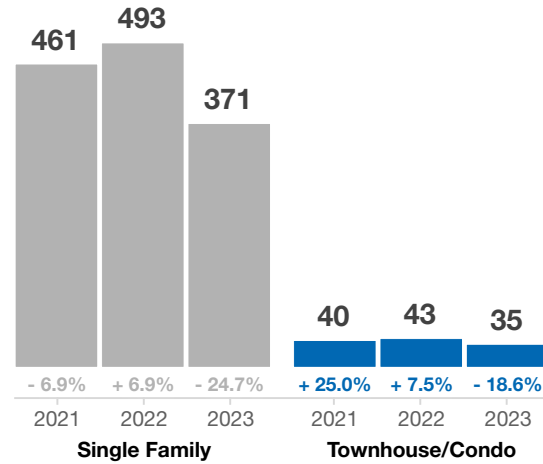
A count of the properties that have been newly listed on the market in a given month.



April

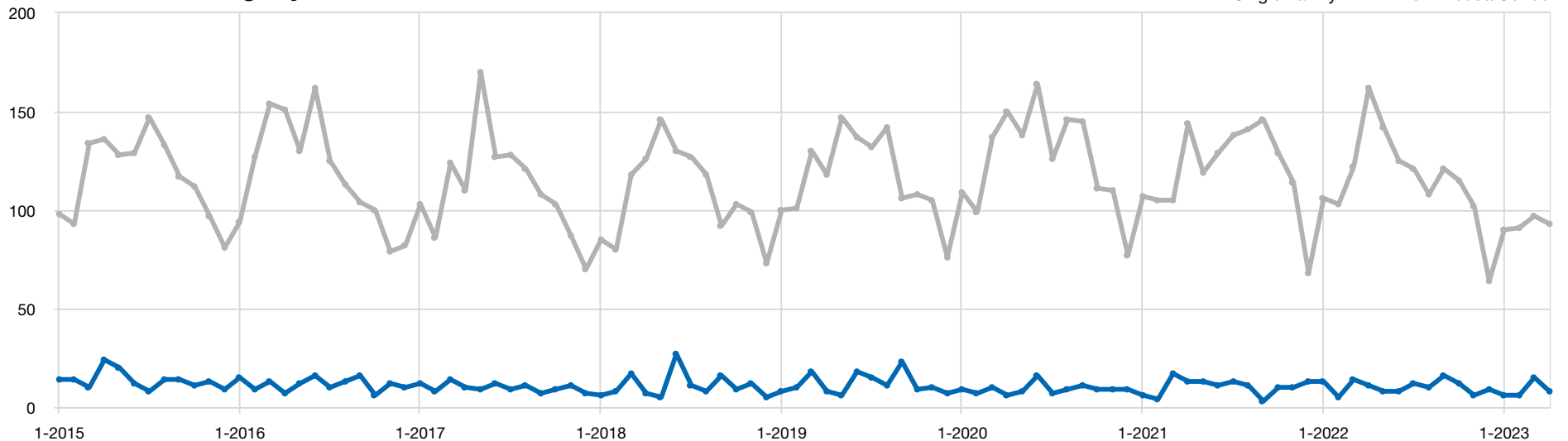


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	142	+ 19.3%	8	- 38.5%
Jun-2022	125	- 3.1%	8	- 27.3%
Jul-2022	121	- 12.3%	12	- 7.7%
Aug-2022	108	- 23.4%	10	- 9.1%
Sep-2022	121	- 17.1%	16	+ 433.3%
Oct-2022	115	- 10.9%	12	+ 20.0%
Nov-2022	102	- 10.5%	6	- 40.0%
Dec-2022	64	- 5.9%	9	- 30.8%
Jan-2023	90	- 15.1%	6	- 53.8%
Feb-2023	91	- 11.7%	6	+ 20.0%
Mar-2023	97	- 20.5%	15	+ 7.1%
Apr-2023	93	- 42.6%	8	- 27.3%
12-Month Avg	106	- 13.8%	10	- 9.1%

Historical New Listings by Month

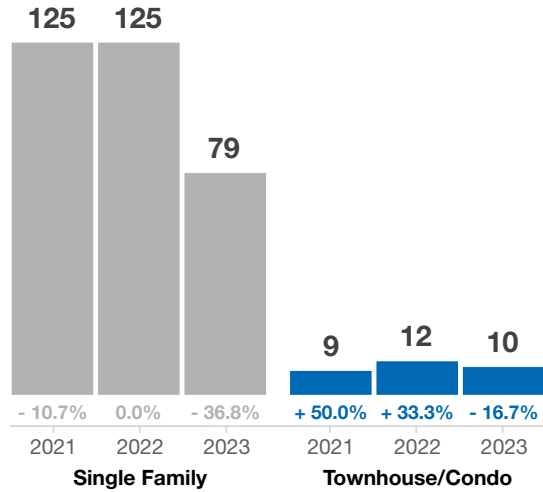


Pending Sales

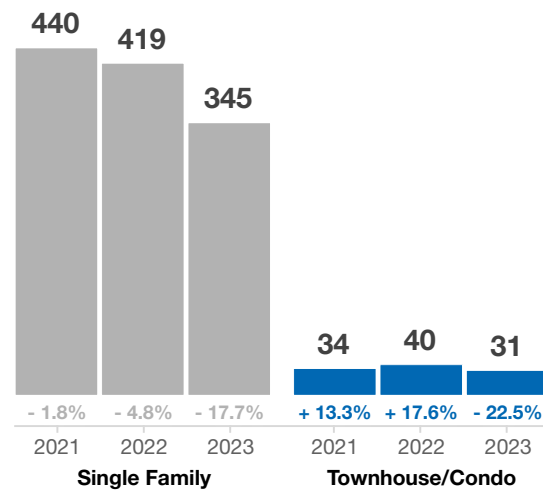
A count of the properties on which offers have been accepted in a given month.



April

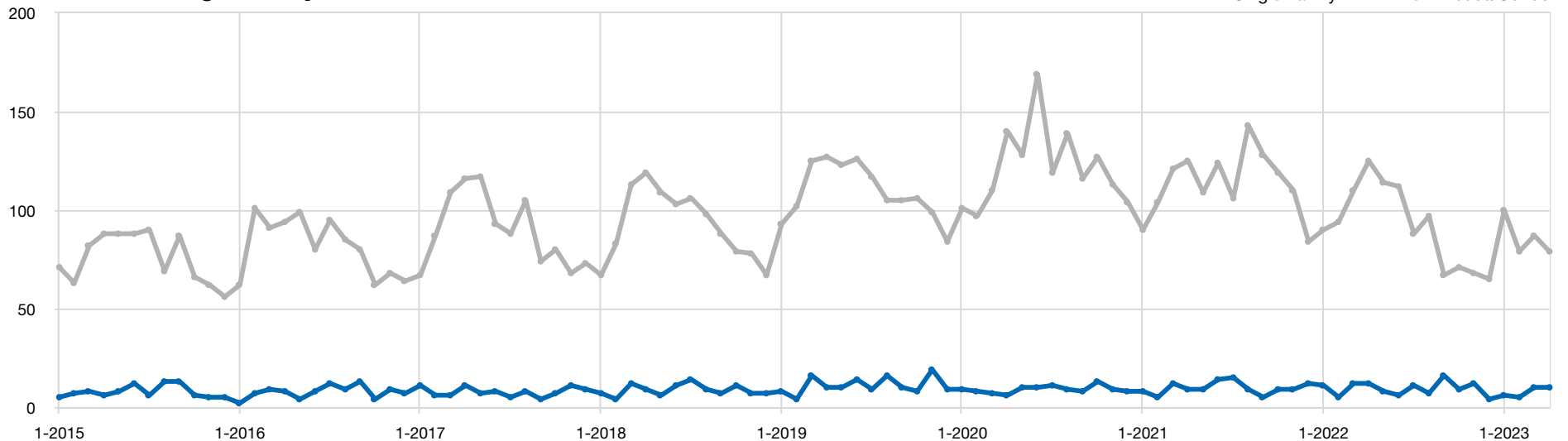


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	114	+ 4.6%	8	- 11.1%
Jun-2022	112	- 9.7%	6	- 57.1%
Jul-2022	88	- 17.0%	11	- 26.7%
Aug-2022	97	- 32.2%	7	- 22.2%
Sep-2022	67	- 47.7%	16	+ 220.0%
Oct-2022	71	- 40.3%	9	0.0%
Nov-2022	68	- 38.2%	12	+ 33.3%
Dec-2022	65	- 22.6%	4	- 66.7%
Jan-2023	100	+ 11.1%	6	- 45.5%
Feb-2023	79	- 16.0%	5	0.0%
Mar-2023	87	- 20.9%	10	- 16.7%
Apr-2023	79	- 36.8%	10	- 16.7%
12-Month Avg	86	- 23.2%	9	- 10.0%

Historical Pending Sales by Month

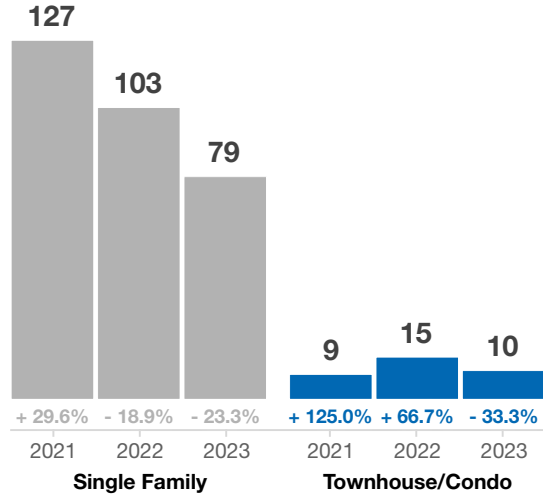


Closed Sales

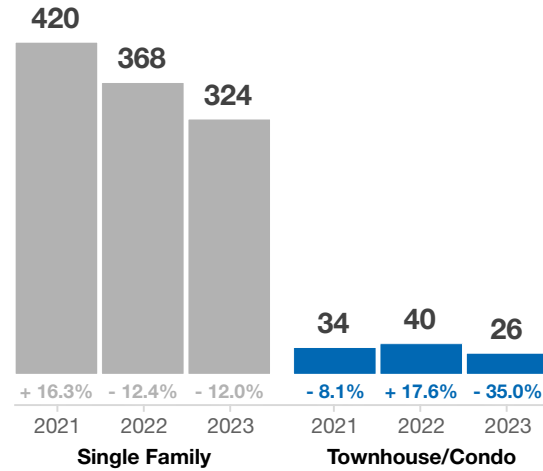
A count of the actual sales that closed in a given month.



April

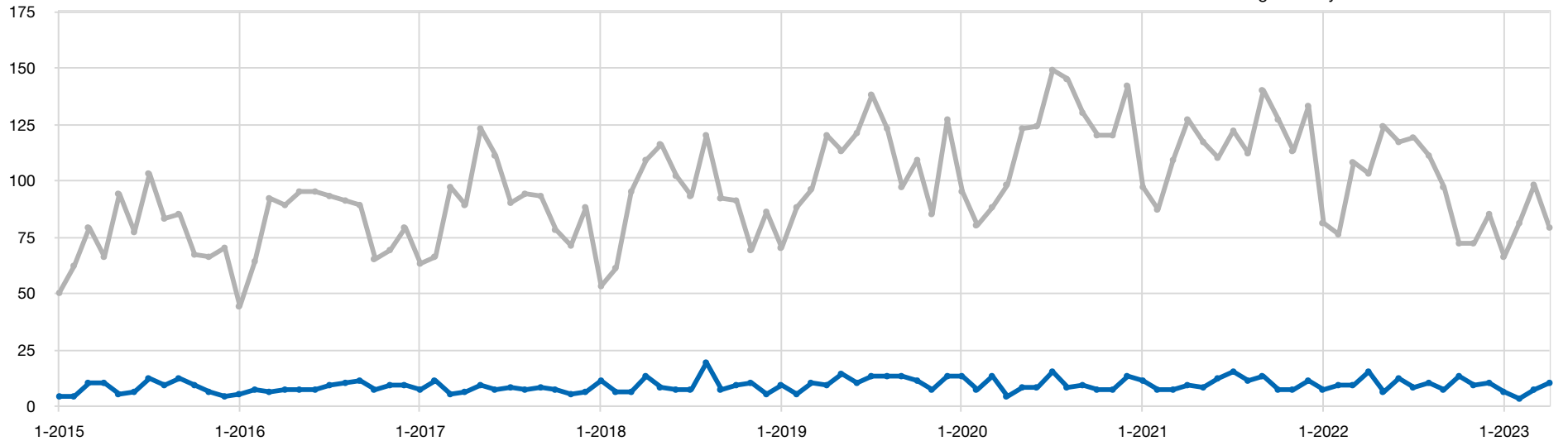


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	124	+ 6.0%	6	- 25.0%
Jun-2022	117	+ 6.4%	12	0.0%
Jul-2022	119	- 2.5%	8	- 46.7%
Aug-2022	111	- 0.9%	10	- 9.1%
Sep-2022	97	- 30.7%	7	- 46.2%
Oct-2022	72	- 43.3%	13	+ 85.7%
Nov-2022	72	- 36.3%	9	+ 28.6%
Dec-2022	85	- 36.1%	10	- 9.1%
Jan-2023	66	- 18.5%	6	- 14.3%
Feb-2023	81	+ 6.6%	3	- 66.7%
Mar-2023	98	- 9.3%	7	- 22.2%
Apr-2023	79	- 23.3%	10	- 33.3%
12-Month Avg	93	- 17.0%	8	- 20.0%

Historical Closed Sales by Month

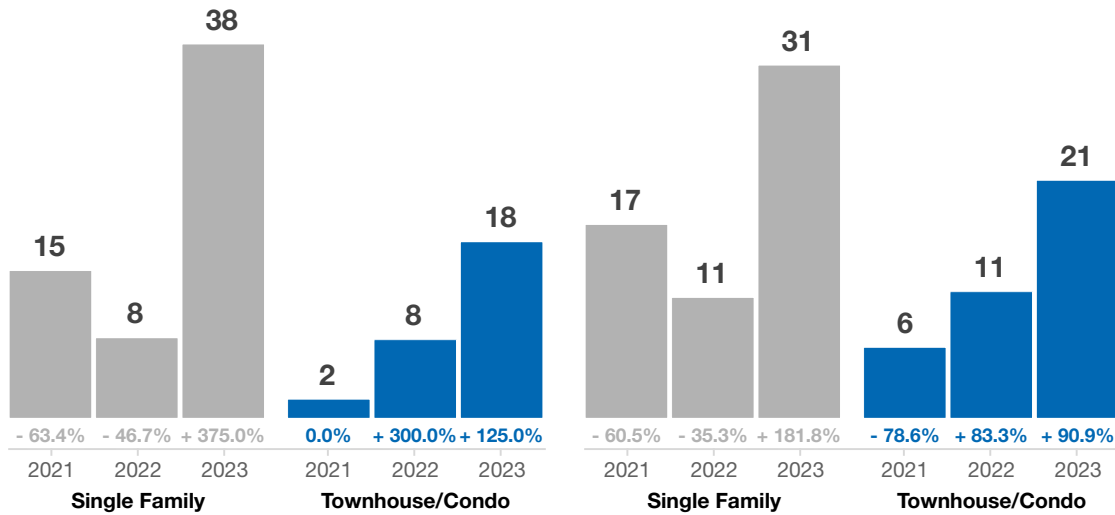


Days on Market Until Sale

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



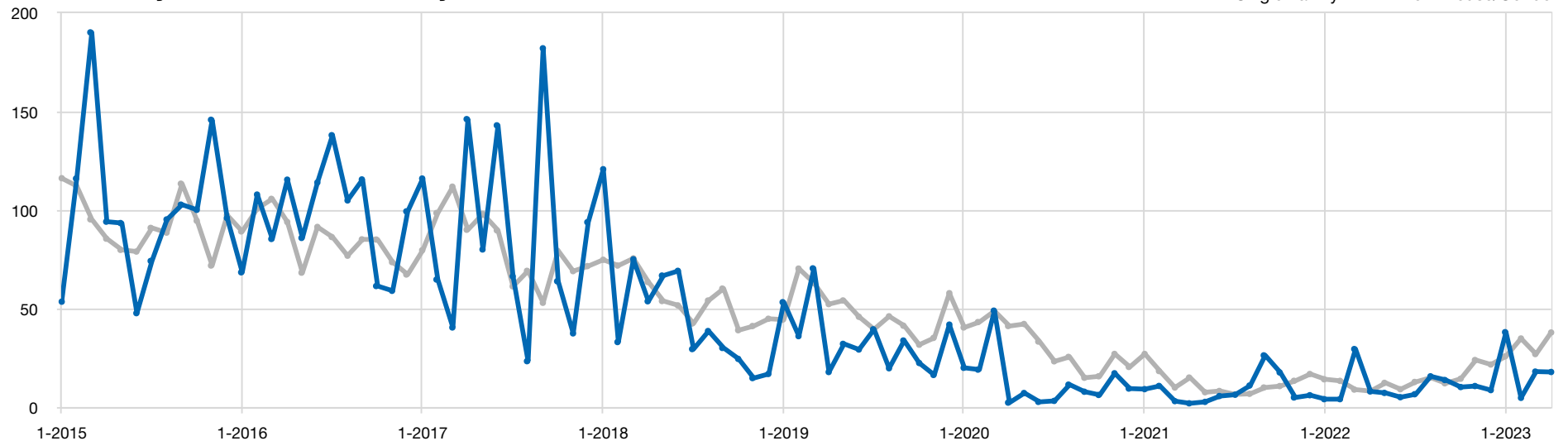
April



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	12	+ 50.0%	7	+ 133.3%
Jun-2022	9	+ 12.5%	5	- 16.7%
Jul-2022	13	+ 116.7%	7	+ 16.7%
Aug-2022	15	+ 114.3%	16	+ 45.5%
Sep-2022	12	+ 20.0%	14	- 46.2%
Oct-2022	14	+ 27.3%	10	- 44.4%
Nov-2022	24	+ 84.6%	11	+ 120.0%
Dec-2022	22	+ 29.4%	9	+ 50.0%
Jan-2023	26	+ 85.7%	38	+ 850.0%
Feb-2023	35	+ 169.2%	5	+ 25.0%
Mar-2023	27	+ 200.0%	18	- 37.9%
Apr-2023	38	+ 375.0%	18	+ 125.0%
12-Month Avg*	19	+ 88.9%	13	+ 18.4%

* Days on Market for all properties from May 2022 through April 2023. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

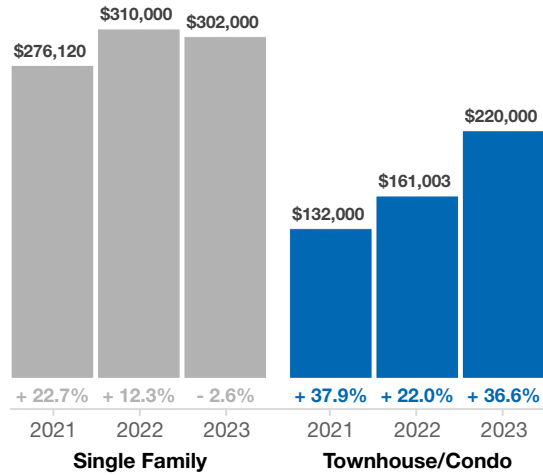


Median Sales Price

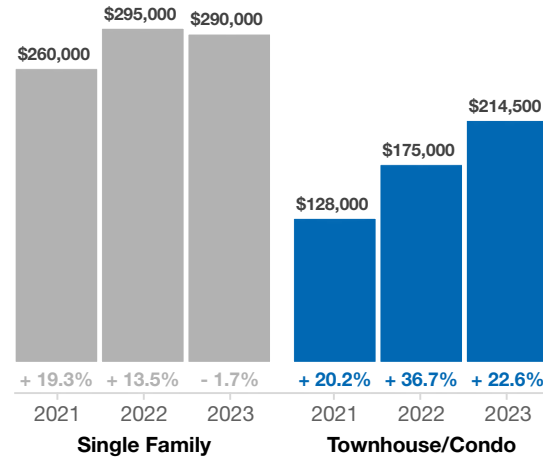
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



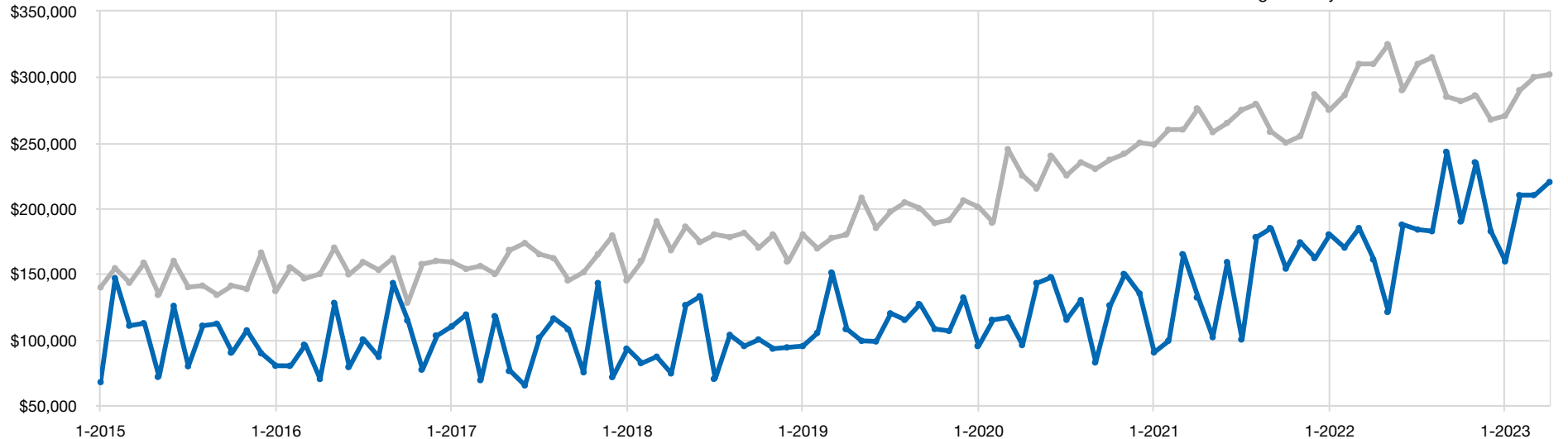
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	\$325,000	+ 26.0%	\$121,000	+ 18.9%
Jun-2022	\$290,000	+ 9.4%	\$187,500	+ 17.9%
Jul-2022	\$310,000	+ 12.7%	\$183,750	+ 83.8%
Aug-2022	\$315,000	+ 12.7%	\$182,500	+ 2.5%
Sep-2022	\$285,000	+ 10.4%	\$243,000	+ 31.4%
Oct-2022	\$281,650	+ 12.7%	\$189,900	+ 23.3%
Nov-2022	\$286,000	+ 12.2%	\$235,000	+ 35.1%
Dec-2022	\$267,500	- 6.8%	\$182,500	+ 12.7%
Jan-2023	\$270,500	- 1.6%	\$159,500	- 11.4%
Feb-2023	\$290,000	+ 1.3%	\$210,000	+ 23.5%
Mar-2023	\$300,000	- 3.2%	\$210,000	+ 13.6%
Apr-2023	\$302,000	- 2.6%	\$220,000	+ 36.6%
12-Month Avg*	\$299,900	+ 9.1%	\$189,900	+ 16.1%

* Median Sales Price for all properties from May 2022 through April 2023. This is not the average of the individual figures above.

Historical Median Sales Price by Month

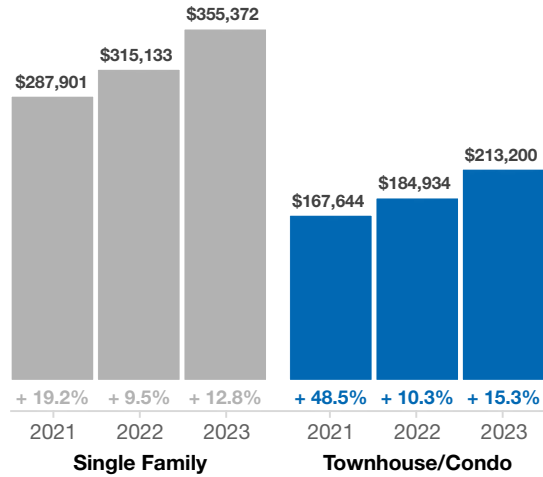


Average Sales Price

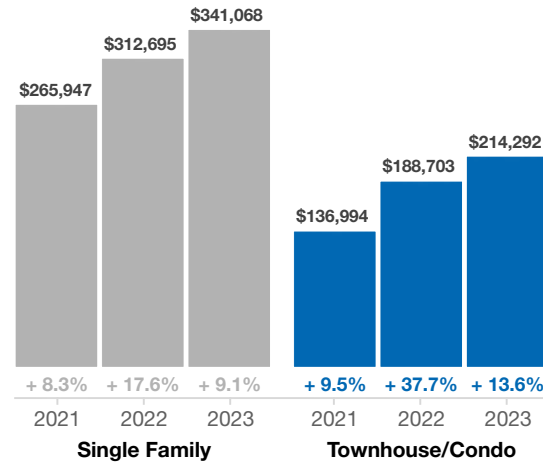
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



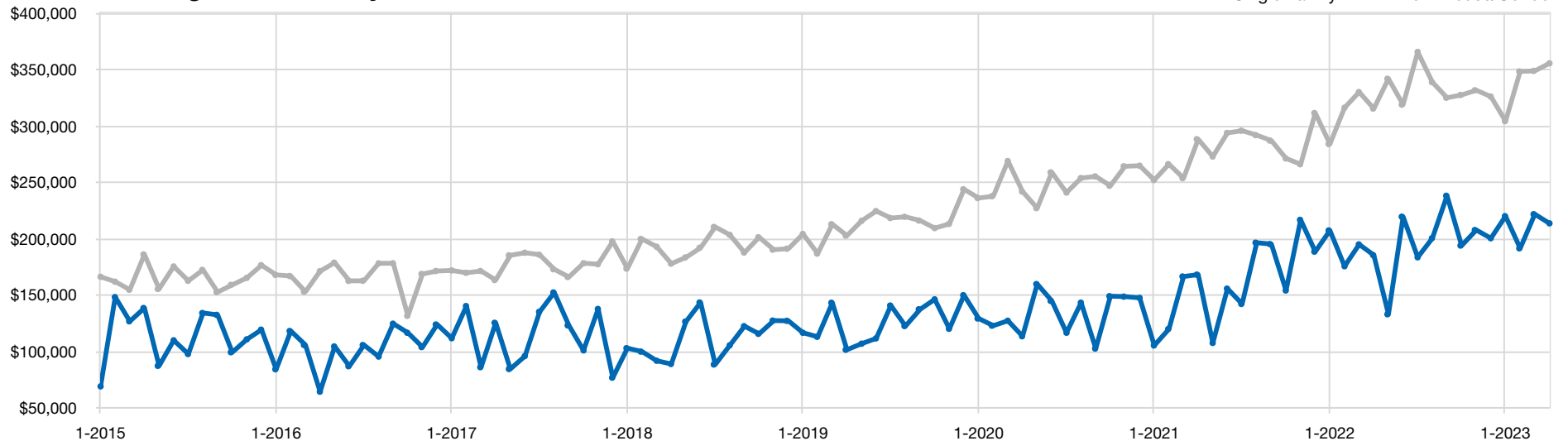
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	\$341,654	+ 25.4%	\$132,417	+ 23.8%
Jun-2022	\$318,654	+ 8.6%	\$219,094	+ 41.2%
Jul-2022	\$365,471	+ 23.7%	\$183,031	+ 29.3%
Aug-2022	\$338,648	+ 16.2%	\$199,979	+ 2.0%
Sep-2022	\$324,772	+ 13.3%	\$237,700	+ 22.0%
Oct-2022	\$327,253	+ 20.8%	\$193,454	+ 26.0%
Nov-2022	\$331,443	+ 24.7%	\$207,262	- 4.2%
Dec-2022	\$325,790	+ 4.7%	\$199,955	+ 6.3%
Jan-2023	\$303,979	+ 7.2%	\$219,567	+ 6.1%
Feb-2023	\$348,194	+ 10.2%	\$191,000	+ 9.1%
Mar-2023	\$348,625	+ 5.7%	\$221,314	+ 13.8%
Apr-2023	\$355,372	+ 12.8%	\$213,200	+ 15.3%
12-Month Avg*	\$337,070	+ 14.8%	\$203,000	+ 15.8%

* Avg. Sales Price for all properties from May 2022 through April 2023. This is not the average of the individual figures above.

Historical Average Sales Price by Month

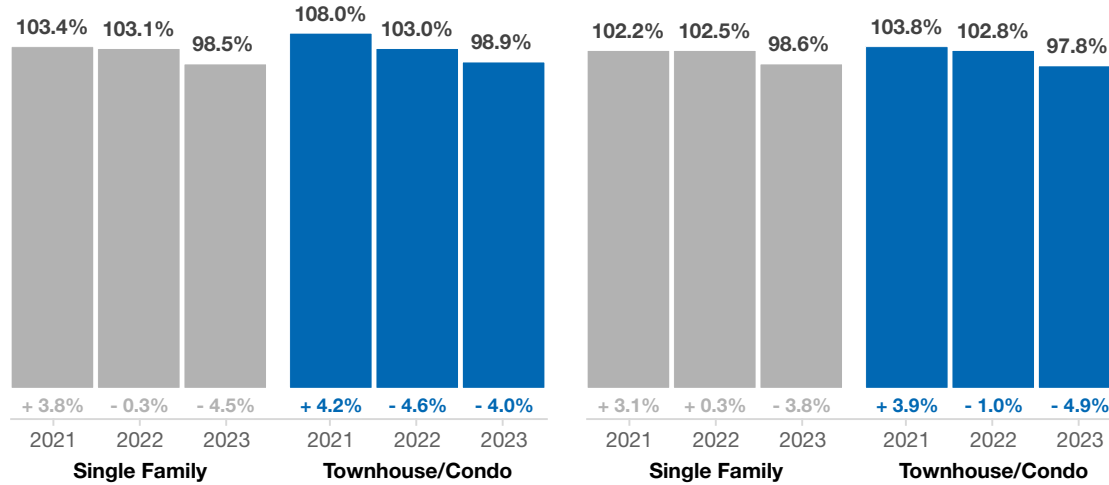


Percent of List Price Received

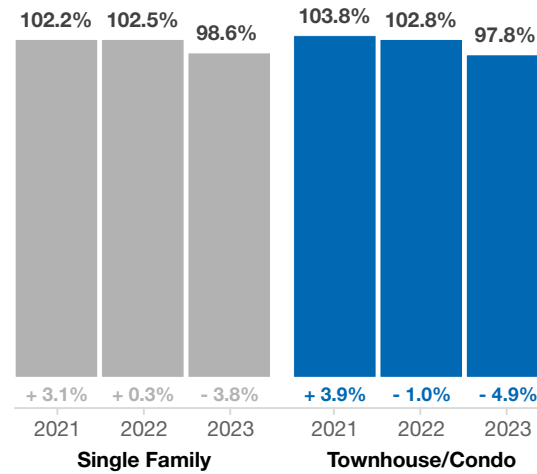
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



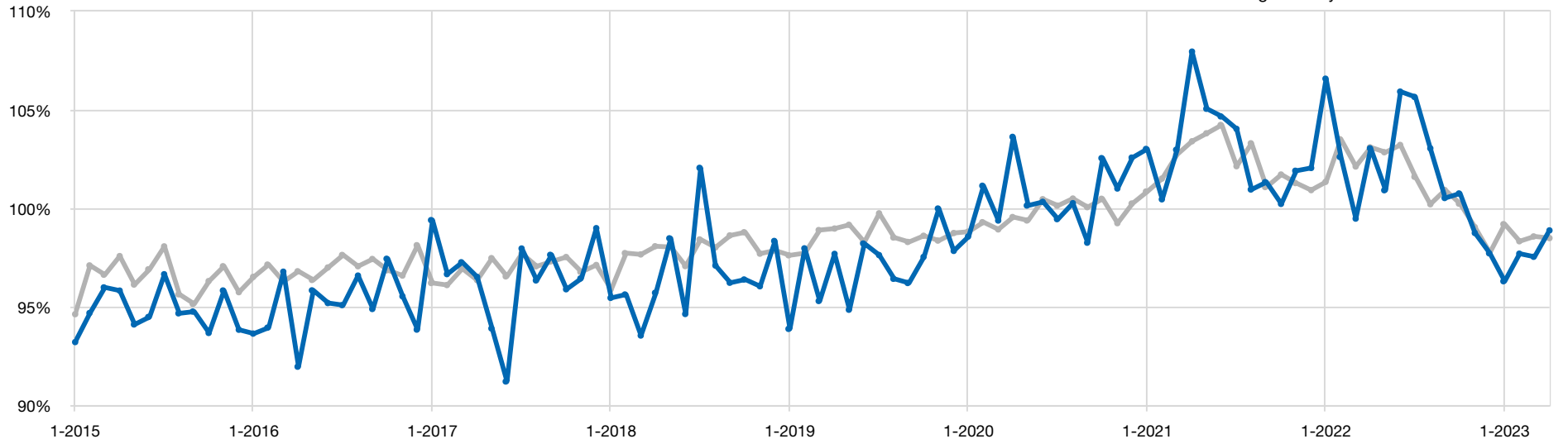
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	102.8%	- 1.0%	100.9%	- 4.0%
Jun-2022	103.2%	- 1.0%	105.9%	+ 1.1%
Jul-2022	101.6%	- 0.5%	105.7%	+ 1.6%
Aug-2022	100.2%	- 3.0%	103.0%	+ 2.0%
Sep-2022	100.9%	- 0.2%	100.5%	- 0.8%
Oct-2022	100.2%	- 1.5%	100.8%	+ 0.6%
Nov-2022	99.0%	- 2.3%	98.7%	- 3.1%
Dec-2022	97.7%	- 3.2%	97.7%	- 4.2%
Jan-2023	99.2%	- 2.1%	96.3%	- 9.7%
Feb-2023	98.3%	- 5.0%	97.7%	- 4.8%
Mar-2023	98.6%	- 3.4%	97.5%	- 2.0%
Apr-2023	98.5%	- 4.5%	98.9%	- 4.0%
12-Month Avg*	100.3%	- 2.0%	100.7%	- 1.9%

* Pct. of List Price Received for all properties from May 2022 through April 2023. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



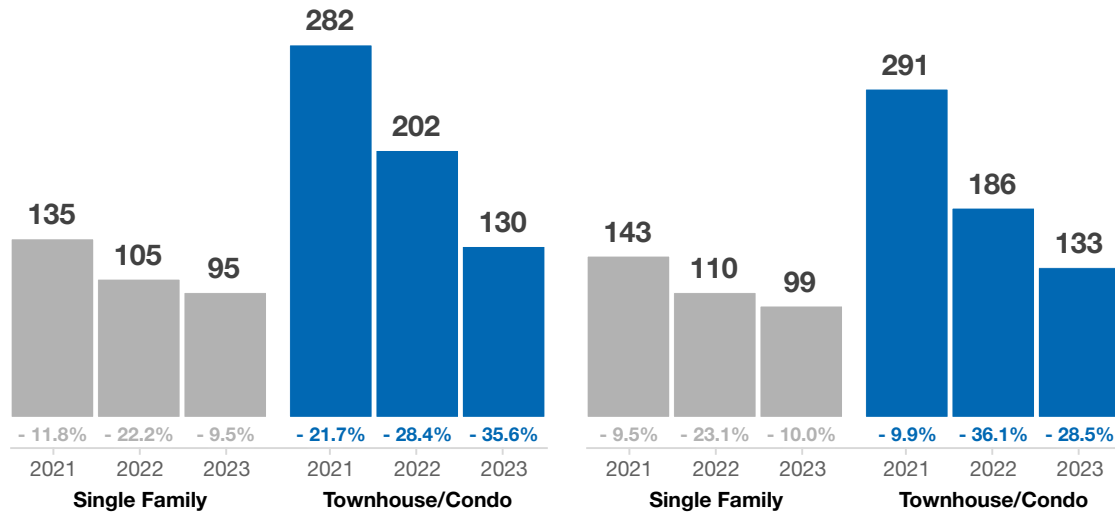
Housing Affordability Index

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



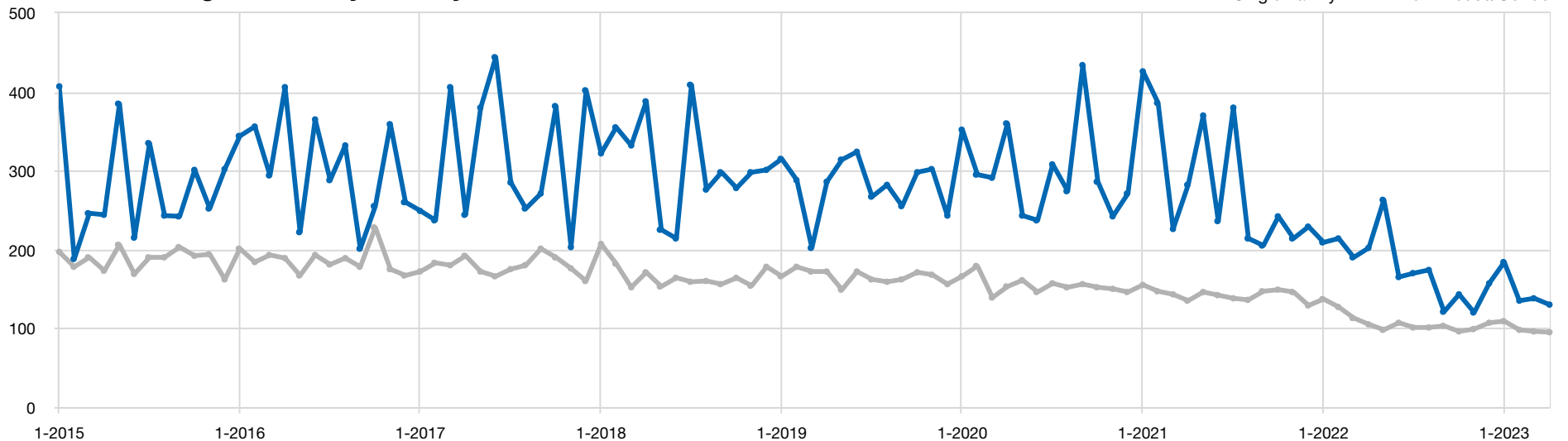
April

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	98	- 32.9%	263	- 28.9%
Jun-2022	107	- 24.6%	165	- 30.1%
Jul-2022	101	- 26.8%	170	- 55.3%
Aug-2022	101	- 25.7%	174	- 18.7%
Sep-2022	103	- 29.9%	121	- 41.0%
Oct-2022	96	- 35.6%	143	- 40.9%
Nov-2022	99	- 32.2%	120	- 43.9%
Dec-2022	107	- 17.1%	157	- 31.4%
Jan-2023	109	- 20.4%	184	- 12.0%
Feb-2023	98	- 22.8%	135	- 36.9%
Mar-2023	96	- 15.0%	138	- 27.4%
Apr-2023	95	- 9.5%	130	- 35.6%
12-Month Avg	101	- 25.2%	158	- 34.7%

Historical Housing Affordability Index by Month

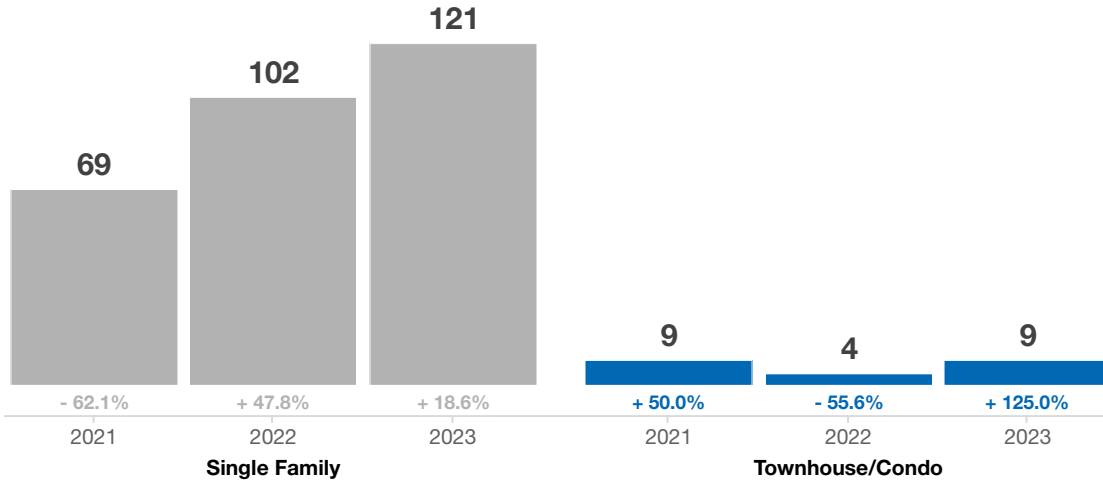


Inventory of Homes for Sale

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

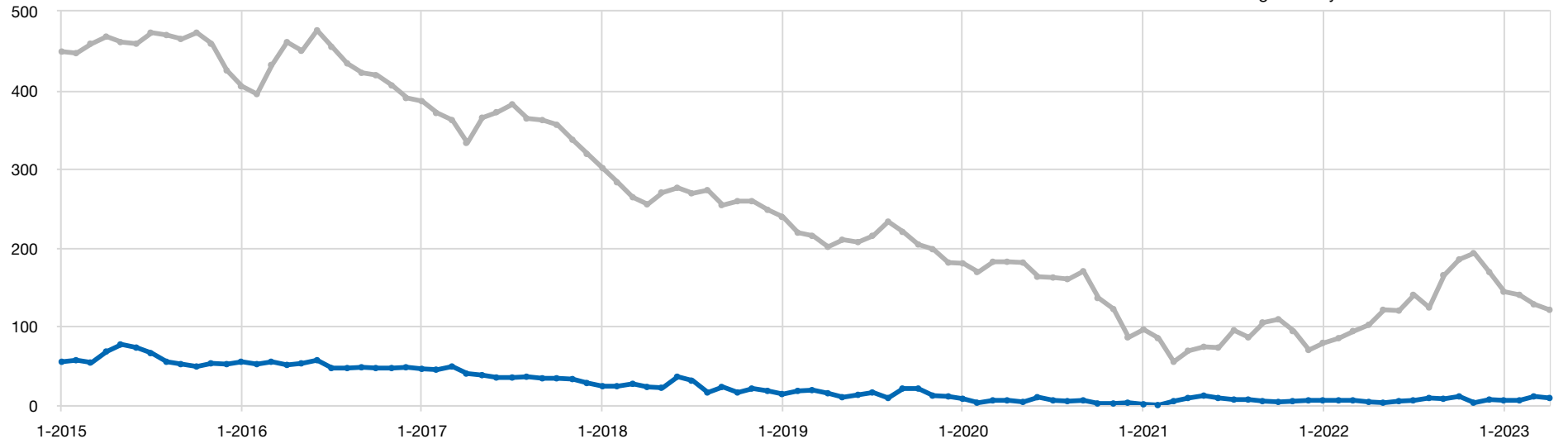


April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	121	+ 63.5%	3	- 75.0%
Jun-2022	120	+ 64.4%	5	- 44.4%
Jul-2022	140	+ 47.4%	6	- 14.3%
Aug-2022	124	+ 44.2%	9	+ 28.6%
Sep-2022	165	+ 57.1%	8	+ 60.0%
Oct-2022	185	+ 69.7%	11	+ 175.0%
Nov-2022	193	+ 105.3%	3	- 40.0%
Dec-2022	169	+ 141.4%	7	+ 16.7%
Jan-2023	144	+ 82.3%	6	0.0%
Feb-2023	140	+ 64.7%	6	0.0%
Mar-2023	128	+ 36.2%	11	+ 83.3%
Apr-2023	121	+ 18.6%	9	+ 125.0%
12-Month Avg	146	+ 64.0%	7	+ 16.7%

Historical Inventory of Homes for Sale by Month

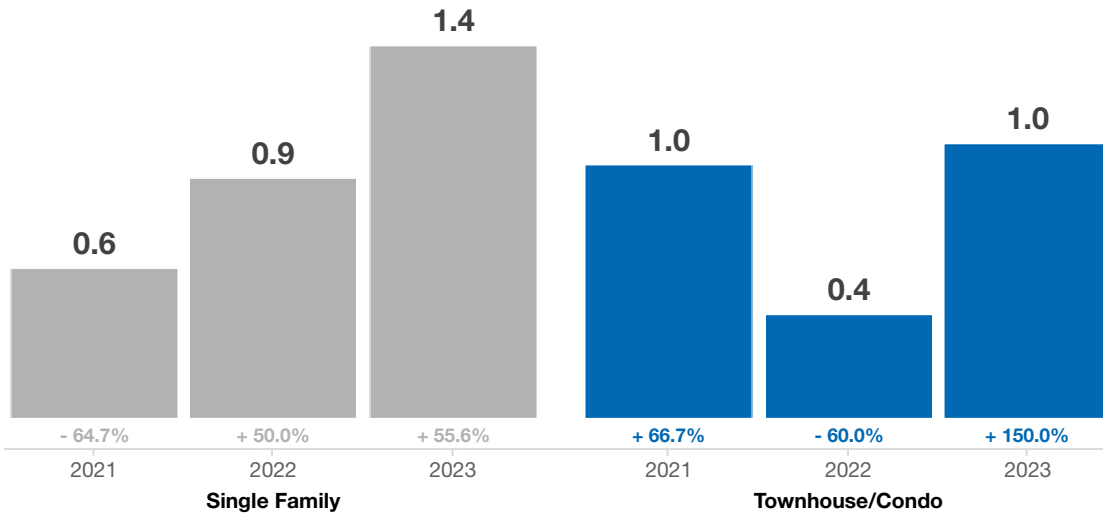


Months Supply of Inventory

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.



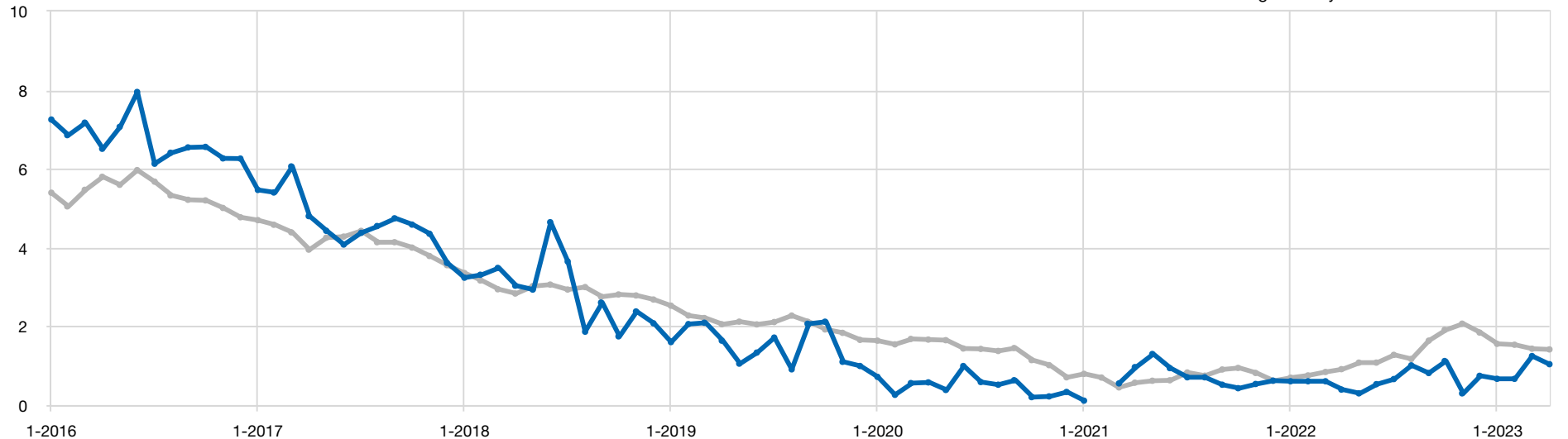
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
May-2022	1.1	+ 83.3%	0.3	- 76.9%
Jun-2022	1.1	+ 83.3%	0.5	- 44.4%
Jul-2022	1.3	+ 62.5%	0.7	0.0%
Aug-2022	1.2	+ 71.4%	1.0	+ 42.9%
Sep-2022	1.6	+ 77.8%	0.8	+ 60.0%
Oct-2022	1.9	+ 111.1%	1.1	+ 175.0%
Nov-2022	2.1	+ 162.5%	0.3	- 40.0%
Dec-2022	1.8	+ 200.0%	0.7	+ 16.7%
Jan-2023	1.6	+ 128.6%	0.7	+ 16.7%
Feb-2023	1.5	+ 87.5%	0.7	+ 16.7%
Mar-2023	1.4	+ 75.0%	1.2	+ 100.0%
Apr-2023	1.4	+ 55.6%	1.0	+ 150.0%
12-Month Avg*	1.5	+ 93.4%	0.8	+ 14.2%

* Months Supply for all properties from May 2022 through April 2023. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		173	101	- 41.6%	536	406	- 24.3%
Pending Sales		137	89	- 35.0%	459	376	- 18.1%
Closed Sales		118	89	- 24.6%	408	350	- 14.2%
Days on Market Until Sale		8	36	+ 350.0%	11	31	+ 181.8%
Median Sales Price		\$295,000	\$290,000	- 1.7%	\$285,000	\$280,000	- 1.8%
Average Sales Price		\$298,582	\$339,398	+ 13.7%	\$300,539	\$331,650	+ 10.4%
Percent of List Price Received		103.1%	98.5%	- 4.5%	102.5%	98.6%	- 3.8%
Housing Affordability Index		110	99	- 10.0%	114	102	- 10.5%
Inventory of Homes for Sale		106	130	+ 22.6%	—	—	—
Months Supply of Inventory		0.9	1.4	+ 55.6%	—	—	—