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HUNTSVILLE AREA REAL ESTATE

ECONOMICS

Q4



REPORT

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COLLEGE OF BUSINESS
THE UNIVERSITY OF ALABAMA IN HUNTSVILLE
Center for Management & Economic Research

Madison County Residential Real Estate Report For Year 2023

Annual Recap 2023

Inventory of listed homes rose significantly in all price levels compared to 2022 levels. The number of units sold declined for all homes priced below \$800,000 with the greatest percentage decrease occurring in the less than \$150,000 price range. Only 4% of the total homes sold in 2023 are priced less than \$150,000. Rising home values may cause the price range of less than \$150,000 to shrink even further in Madison County and create housing affordability issues for low-income families.

While the future is unknown; home sales should remain strong but may continue to moderate in the new year. Increasing levels of available homes suggest that buyers should not only have more to choose from but could enjoy more moderate prices. Even though the overall inflation rate decreased to 4.1% in 2023, it was still challenging for homebuyers and homeowners.

The local economy seemed resilient and the demand for housing remained strong. The number of units sold in December 2023 ticked upwards (owing to a slight fall in mortgage rates), compared to the number of units sold in October and November of 2023. With interest rates stabilizing but remaining relatively high we can expect to see some moderation in home purchases in the coming months.

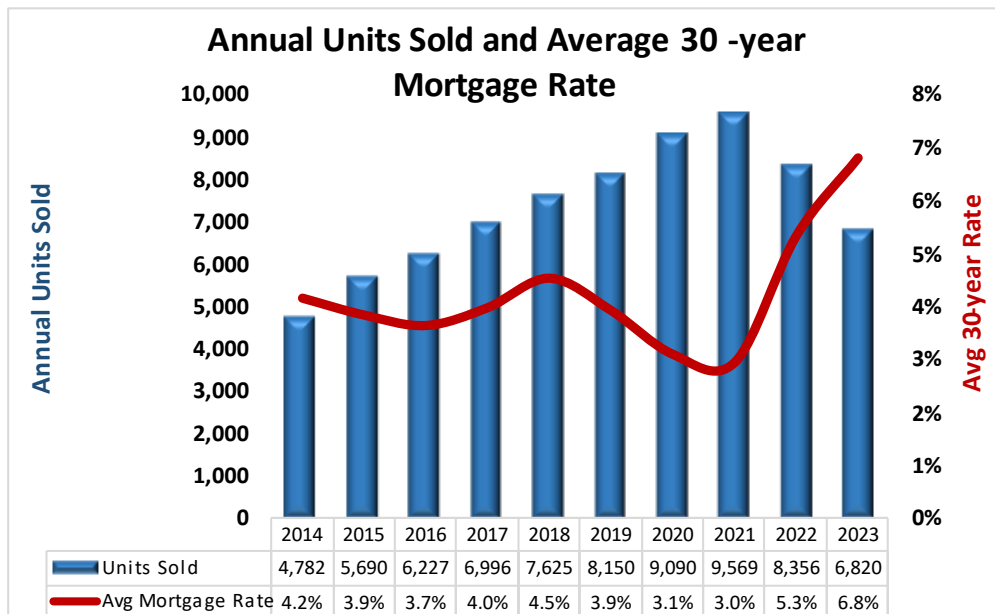


Figure 1

Figure 1 shows the annual number of homes sold (blue columns) and the average interest rate for 30-year conventional mortgages. Madison County showing strong economic growth and attracting many businesses that has kept the housing market strong. However, the surge in mortgage rates and a simultaneous increase in home prices, in 2022 and 2023, after a few years of low rates, has affected housing affordability. With the sharp increase in inflation and interest rates and subsequent mortgage interest rates in 2022 and 2023, sales are exhibiting a downward trend.

Madison County Residential Real Estate Report For Year 2023



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Sales Volume

The total number of units sold was 6,820 in 2023 which was 18.4% less than the 8,356 in 2022. 66% of homes sold in 2023 were existing homes and 32% were new construction. In 2023 20% of the homes sold were above list price versus 40% of homes sold were below the list price. See Table 1.

Listed Homes Inventory

The number of homes listed increased in 2023 in all price ranges compared to 2022. See Table 1.

Days-on-Market

Average days-on-market for the year was 31 days, over 150% more than the 12 days-on-market in 2022. See Table 1.

Prices

The median sales price of all homes slightly decreased to an annual median of \$331,515.

The greatest number of homes sold (1738) were priced between \$350,000 and \$500,000. Annual sales of homes decreased in all price bands except homes priced more than \$800,000 (196) in 2023 compared to 2022. Sales of homes priced less than \$150,000 saw the largest percentage decrease at 27%.

Listings of homes available for sale rose significantly in all price levels. The largest average number of homes listed (440) for the year was for homes priced between \$350- \$500,000. See Table 1.

Sales	2023	Compared to	2022
2023 Homes Sold fell to	6,820 -18.4% ↓	Compared to	8,356
2023 Avg. Pending Sales fell to	484 -12.6% ↓		554
Number of Listings - Ending	Dec. 2023	Compared to	Dec. 2022
2023 Ending Level rose to	1,811 19% ↑	to	1,521
Median Sales Price	2023	Compared to	2022
2023 Price fell to	\$331,515 -0.3% ↓	to	\$332,360
Sales Price vs List Price	2023	Compared to	2022
Sales Price Above List Price	1,369 20%	Compared to	41%
Sales Price Below List Price	2,756 40%		23%
Days on Market	2023	Compared to	2022
2023 Days on Market rose to	31 days ↑	to	12 days
Months of Supply - Average	2023	Compared to	2022
2023 Months of Supply rose to	2.8 mo. ↑	to	1.6 mo.
Sales by Price Band	2023	Compared to	2022
Less than \$150,000 fell to	269 -26.7% ↓	Compared to	367
\$150,000-\$200,000 fell to	397 -24.2% ↓		524
\$200,000-\$250,000 fell to	653 -16.7% ↓		784
\$250,000-\$300,000 fell to	1,224 -12.3% ↓		1,396
\$300,000-\$350,000 fell to	1,255 -18.3% ↓		1,536
\$350,000-\$500,000 fell to	1,738 -24.7% ↓		2,309
\$500,000-\$650,000 fell to	784 -17.0% ↓		945
\$650,000-\$800,000 fell to	304 -1.9% ↓		310
Greater than \$800,000 rose to	196 5.9% ↑		185
Listings by Price Band - Avg.	2023	Compared to	2022
Less than \$150,000 rose to	22 37.5% ↑	Compared to	16
\$150,000-\$200,000 rose to	44 57.1% ↑		28
\$200,000-\$250,000 rose to	65 66.7% ↑		39
\$250,000-\$300,000 rose to	242 126.2% ↑		107
\$300,000-\$350,000 rose to	307 46.9% ↑		209
\$350,000-\$500,000 rose to	440 20.5% ↑		365
\$500,000-\$650,000 rose to	249 52.8% ↑		163
\$650,000-\$800,000 rose to	137 53.9% ↑		89
Greater than \$800,000 rose to	106 37.7% ↑		77

Table 1

Madison County Residential Real Estate Report For Year 2023



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Units Sold

The total number of residential units sold in 2023 (6820) was around 18% below the 2022 level and 29% below 2021, which was the peak, but 43% more than 2014 level (4782). The annual number of units sold has risen each year from 2014 to 2021. This was the second drop in the annual number of units sold since 2014. See Figure 2.

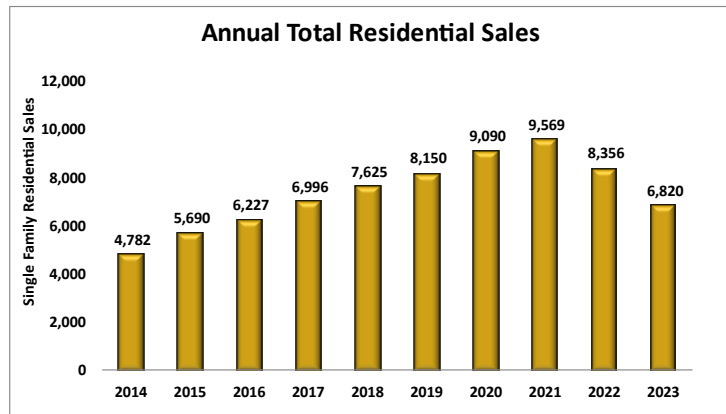


Figure 2

Sales Price Levels

Average sales price levels in 2023 continued their rise reaching an average price of \$376,095. The annual average sales price rose 2.4% above 2022. Since 2014, the average sales price has increased by 94%. See Figure 3.

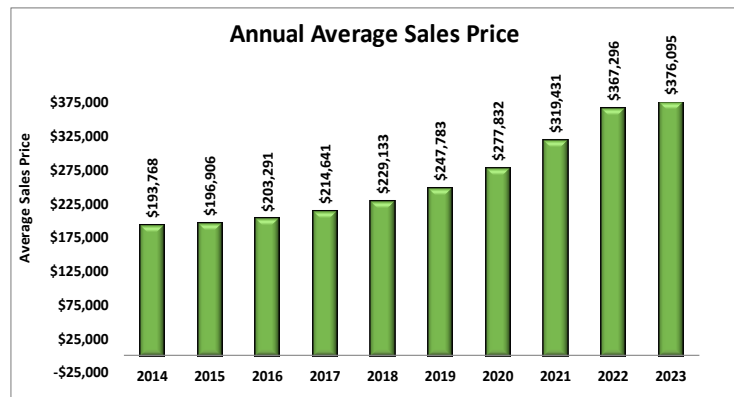


Figure 3

Median sales price in 2023 was \$331,515 which was slightly less than the 2022 level. The median sales price represents the price point at which about 3410 homes sold at a lower price and 3410 homes sold at a higher price in 2023. Annual median levels increased by 95% compared to 2014. See Figure 4.

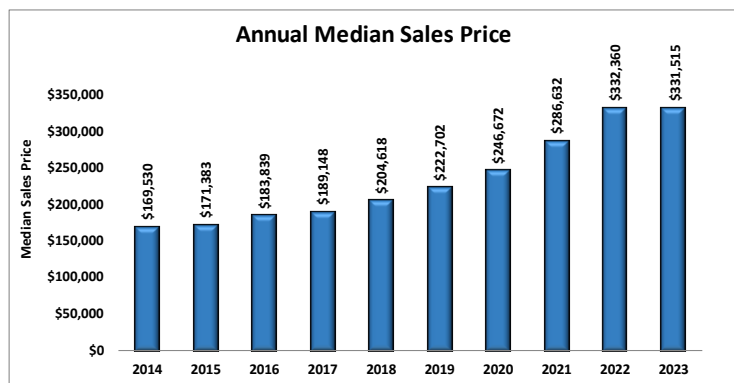


Figure 4

Madison County Residential Real Estate Report For Year 2023



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Average Days-on-Market

Number of days-on-market (DOM) is a measure of the length of time a home is listed for sale. In 2023, the annual average days-on-market almost tripled compared to 2022's 12.1 days. It was 15% higher than in 2020. However, it is around 70% less than the 2014 level (115 days). This was the first increase in DOM since 2014. See Figure 5.

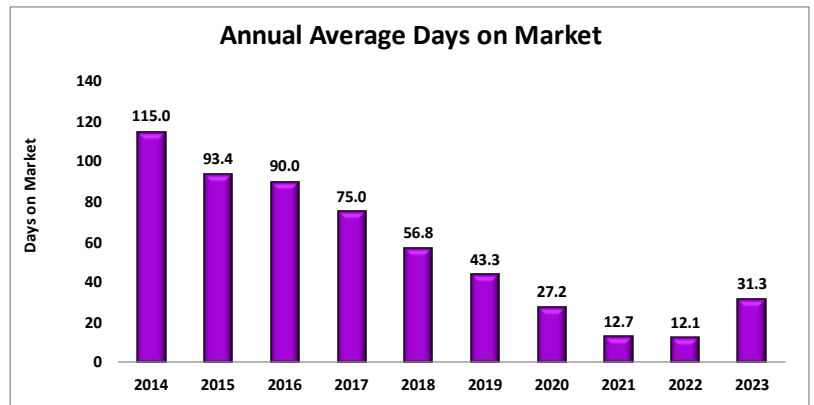


Figure 5

Sales and Inventory

Home sales for the year totaled 6,820 with the monthly peak occurring in May. The total number of monthly sales are less than the average number of listed homes for all months in 2023. The monthly average inventory was greatest in November at 1,869 homes. See Figure 6.

Total pending sales peaked in March at 569. December pending sales (332) was the lowest level in 2023.

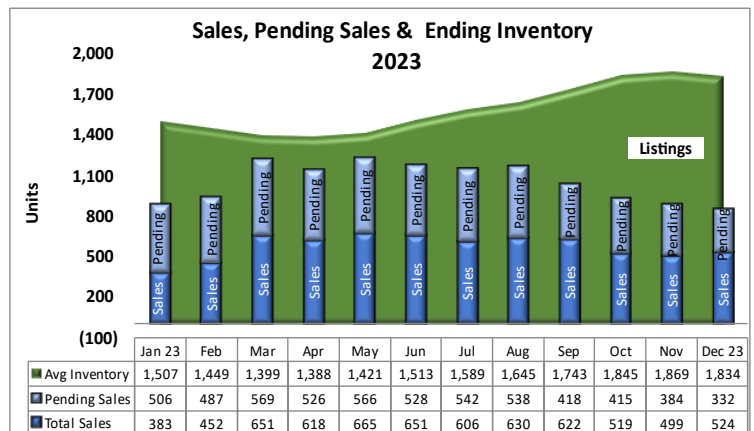


Figure 6

Summary

Inventory of listed homes continued to grow in all months in 2023 compared to 2022. The total number of units sold was 6,820 in 2023 with the total value of \$2,570,554,199 which was 18.4% less than the 8,356 in 2022. 66% of homes sold in 2023 were existing homes and 32% were new construction.

The increase in home prices pushed sales and inventory of listed homes into higher price ranges resulting in fewer homes available in the under \$150,000 price range. Sales, in this price range, in 2022 were 367 homes and 269 in 2023 which was down 26.7%. Average listings, in this price range, went up 37.5% to 22 from 16. However, it was still the lowest of all price bands. This shift toward higher price ranges affects housing affordability and accessibility especially for low-income families. However, the annual median sale price fell slightly and coupled with strong economic growth in the region first-time home buyers may still be able to afford a home.

Madison County Residential Real Estate Report For Fourth Quarter 2023

4Q Insight

- ✚ The inventory of homes (1811) rose around 21% at the end of December 2023.
- ✚ Median sales price slightly decreased to \$327,259 in 4Q 2023.
- ✚ Average days on market increased to 34 days in the fourth quarter.
- ✚ Total 1542 homes sold in 4Q 2023.
- ✚ Fifteen percent of homes sold were above list price this quarter while 41% sold at the asking price. The number of sales below the asking price was 44%.
- ✚ The average inflation rate for the quarter was 3.2%.

The monthly units sold were less than the five year average values for all months in the 4Q 2023. The sales by price band decreased by all price bands except for two price ranges. In the \$250-\$300,000 price band, sales rose around 5% compared to 4Q 2022. However, for homes priced over \$800,000 sales rose over 52%. The average listings by price bands increased in all price bands other than the \$350-\$500,000 price range. The average listings in the \$350-\$500,000 price band only slightly decreased by 1%. The inventory of homes at the end of December 2023 (1811) were over 20% more than the end inventory for 2022 (1501). With 1811 listed homes to start 2024, buyers will have more options to choose.

Total units sold in 4Q 2023 continued to decrease to 1542 which is lower than the five-year fourth quarter average level (2021). Around 36% of the homes sold were newly constructed, 61% of homes sold were existing and around 3% of homes sold were condo (new and existing). The inventory of newly constructed homes in December (996) was 16% more than the level at 2022 year end (858).

Days-on-market average for 4Q (34) doubled compared to 4Q 2022 level (17). New construction average days on market (34) more than tripled compared to 4Q 2022 level (11).

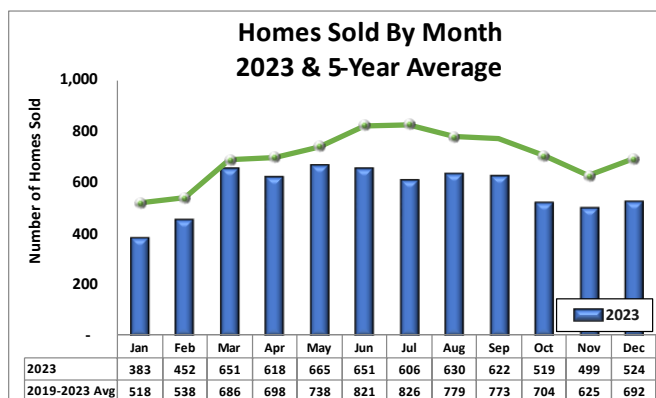


Figure 7

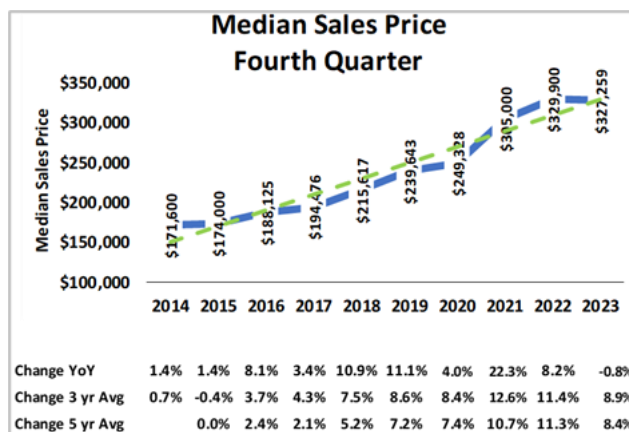


Figure 8

Madison County Residential Real Estate Report For Fourth Quarter 2023



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4Q 2023 Market Snapshot

- The number of homes sold (1542) was 9.3% below the 4Q 2022 total of 1,701.
- The number of available units on the market (listings) at the end of 4Q rose 20.7% above 4Q 2022.
- Median sales price 4Q was \$327,259, which was slightly below 1% of 4Q 2022 level (\$329,900). (Table 2)

Sales	4Q 2023	Compared to	4Q 2022
4Q Homes Sold fell to	1,542 -9.3% ↓	Compared to	1,701
4Q Pending Sales rose to	332 12.2% ↑		296
Number of Listings	Dec. 2023	Compared to	Dec. 2022
4Q Ending Level rose to	1,811 20.7% ↑		1,501
Median Sales Price	4Q 2023	Compared to	4Q 2022
4Q Median Price fell to	\$327,259 -0.8% ↓		\$329,900
Sales Price vs List Price	4Q 2023	Compared to	3Q 2023
Sales Price Above List Price	235 15%	Compared to	21%
Sales Price Below List Price	680 44%		39%
Days on Market	4Q 2023	Compared to	4Q 2022
4Q Days on Market rose to	34 days ↑		17 days
Months of Supply	4Q 2023	Compared to	4Q 2022
4Q Months of Supply rose to	2.5 mo. ↑		1.6 mo.
Sales by Price Band	4Q 2023	Compared to	4Q 2022
Less than \$150,000 fell to	55 -26.7% ↓	Compared to	75
\$150,000-\$200,000 fell to	103 -4.6% ↓		108
\$200,000-\$250,000 fell to	151 -15.6% ↓		179
\$250,000-\$300,000 rose to	283 4.8% ↑		270
\$300,000-\$350,000 fell to	287 -10.6% ↓		321
\$350,000-\$500,000 fell to	360 -18.7% ↓		443
\$500,000-\$650,000 fell to	173 -10.4% ↓		193
\$650,000-\$800,000 fell to	75 -1.3% ↓		76
Greater than \$800,000 rose to	55 52.8% ↑		36
Listings by Price Band (Avg)	4Q 2023	Compared to	4Q 2022
Less than \$150,000 rose to	22 16.4% ↑	Compared to	19
\$150,000-\$200,000 rose to	61 64.9% ↑		37
\$200,000-\$250,000 rose to	95 57.5% ↑		60
\$250,000-\$300,000 rose to	336 71.4% ↑		196
\$300,000-\$350,000 fell to	329 0.0%		329
\$350,000-\$500,000 fell to	500 -1.0% ↓		505
\$500,000-\$650,000 rose to	268 17.4% ↑		228
\$650,000-\$800,000 rose to	129 6.4% ↑		121
Greater than \$800,000 rose to	110 7.1% ↑		103

Table 2

Madison County Residential Real Estate Report For Fourth Quarter 2023



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4Q 2023 Metrics Detail

- 4Q 2023 sales level (1,542) was down 893 units from the 4Q peak in 2020, and around 18% below the 3-year 4Q average.
- Median monthly sales price fell in each month of the quarter to \$320,000 in December.
- 85% of homes sold in 4Q 2023 sold for a price at or below the listed price.
- Over 20% of homes sold for cash compared to 47% of homes financed conventionally. See Table 3.

MADISON COUNTY, ALABAMA

Quarter 4, 2023

SALES												
Monthly Unit Sales	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	617	589	764	740	747	956	930	861	935	825	758	847
2022	527	574	785	778	795	865	802	776	753	630	533	538
2023	383	452	651	618	665	651	606	630	622	519	499	524
2021-2023 Avg	509	538	733	712	736	824	779	756	770	658	597	636
Median Sales Price	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	\$260,000	\$262,000	\$271,825	\$283,045	\$280,471	\$288,750	\$295,500	\$295,000	\$288,784	\$296,000	\$303,205	\$315,000
2022	\$309,835	\$323,992	\$333,000	\$334,700	\$341,838	\$346,900	\$345,000	\$330,000	\$332,300	\$335,000	\$330,750	\$325,000
2023	\$315,000	\$335,000	\$329,900	\$332,057	\$341,000	\$340,000	\$344,717	\$329,900	\$325,700	\$339,900	\$325,000	\$320,000
Quarter Units Sold	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Total Quarter	1,112	1,299	1,402	1,683	1,726	1,995	2,435	2,430	1,701	1,542		
3-year Average	1,166	1,203	1,271	1,461	1,604	1,801	2,052	2,287	2,189	1,891		
Quarter Units Sales vs List Price	2023											
Units Sales Price ABOVE List	235 15%											
Units Sales Price EQUAL List	627 41%											
Units Sales Price BELOW List	680 44%											
Median Sales Price	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Fourth Quarter	\$171,600	\$174,000	\$188,125	\$194,476	\$215,617	\$239,643	\$249,328	\$305,000	\$329,900	\$327,259		
% Change YoY	1.4%	1.4%	8.1%	3.4%	10.9%	11.1%	4.0%	22.3%	8.2%	-0.8%		
% Change 3 yr Avg	0.7%	-0.4%	3.7%	4.3%	7.5%	8.6%	8.4%	12.6%	11.4%	8.9%		
% Change 5 yr Avg	0.7%	0.0%	2.4%	2.1%	5.2%	7.2%	7.4%	10.7%	11.3%	8.4%		
Sales by Price Range	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Fourth Qtr												
Below \$150,000	473	526	500	509	408	333	250	137	75	55		
\$150,000-\$200,000	239	236	268	358	356	400	323	195	108	103		
\$200,000-\$250,000	144	179	215	270	295	408	554	334	179	151		
\$250,000-\$300,000	114	125	150	214	249	273	417	486	270	283		
\$300,000-\$350,000	81	103	102	138	165	211	272	425	321	287		
\$350,000-\$500,000	70	126	186	199	235	283	426	574	443	360		
\$500,000-\$650,000	22	16	23	30	39	55	142	204	193	173		
\$650,000-\$800,000	5	6	8	10	9	29	31	42	76	75		
Above \$800,000	2	5	4	10	13	11	20	33	36	55		
Change in Number of Sales	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Fourth Qtr												
Below \$150,000	-4.8%	11.2%	-4.9%	1.8%	-19.8%	-18.4%	-24.9%	-45.2%	-45.3%	-26.7%		
\$150,000-\$200,000	-2.0%	-1.3%	13.6%	33.6%	-0.6%	12.4%	-19.3%	-39.6%	-44.6%	-4.6%		
\$200,000-\$250,000	-6.5%	24.3%	20.1%	25.6%	9.3%	38.3%	35.8%	-39.7%	-46.4%	-15.6%		
\$250,000-\$300,000	-0.9%	9.6%	20.0%	42.7%	16.4%	9.6%	52.7%	16.5%	-44.4%	4.8%		
\$300,000-\$350,000	-2.4%	27.2%	-1.0%	35.3%	19.6%	27.9%	28.9%	56.3%	-24.5%	-10.6%		
\$350,000-\$500,000	-44.4%	80.0%	47.6%	7.0%	18.1%	20.4%	50.5%	34.7%	-22.8%	-18.7%		
\$500,000-\$650,000	-15.4%	-27.3%	43.8%	30.4%	30.0%	41.0%	158.2%	43.7%	-5.4%	-10.4%		
\$650,000-\$800,000	-28.6%	20.0%	33.3%	25.0%	-10.0%	222.2%	6.9%	35.5%	81.0%	-1.3%		
Above \$800,000	-83.3%	150.0%	-20.0%	150.0%	30.0%	-15.4%	81.8%	65.0%	9.1%	52.8%		
Pending Sales	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
End of Quarter	234	184	205	221	391	456	547	523	296	332		
Sales by Type of Financing	Cash	Conventional	Equity	FHA	FMHA	Other	Owner Financed	USDA RD	VA Loan			
4Q 2023 Units Sold	323	725	1	198	-	5	3	20	267			
Average Price per Type	\$353,121	\$405,032	\$585,900	\$300,444	-	\$411,164	\$176,667	\$274,945	\$431,215			

Table 3

Madison County Residential Real Estate Report For Fourth Quarter 2023

4Q Metrics Detail, continued

- Months of supply for all homes increased to 2.8. (Table 4)
- Monthly sales for 4Q were less than the five-year averages for all months in the quarter. (Figure 9)
- The inflation rate decreased to 3.2% in 4Q which is a 55% decrease from 4Q 2022. (Figure 10)

MADISON COUNTY, ALABAMA											
Quarter 4, 2023											
INVENTORY (Average)		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Units	Below \$150,000	1,128	858	605	392	182	86	29	19	19	22
	\$150,000-\$200,000	658	564	490	365	241	110	36	24	37	61
	\$200,000-\$250,000	465	380	377	314	241	188	145	26	60	95
	\$250,000-\$300,000	373	357	347	296	240	185	154	64	196	336
	\$300,000-\$350,000	204	206	187	179	165	113	82	156	329	329
	\$350,000-\$500,000	328	301	305	283	271	223	212	200	505	500
	\$500,000-\$650,000	79	91	94	87	85	76	71	102	228	268
	\$650,000-\$800,000	52	42	39	54	47	37	32	40	121	129
Above \$800,000	56	46	52	49	48	44	50	56	103	110	
Months of Supply		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Units	Below \$150,000	7.4	5.0	3.6	2.3	1.3	0.8	0.4	0.4	0.8	1.2
	\$150,000-\$200,000	9.6	7.2	5.5	3.1	2.0	0.8	0.3	0.4	1.1	1.8
	\$200,000-\$250,000	11.6	6.5	5.4	3.6	2.5	1.4	0.8	0.2	1.0	1.9
	\$250,000-\$300,000	9.2	8.7	7.0	4.2	2.9	2.0	1.1	0.4	2.2	3.6
	\$300,000-\$350,000	8.2	6.1	5.7	4.1	3.0	1.6	0.9	1.2	3.1	3.5
	\$350,000-\$500,000	12.0	9.4	7.2	5.4	4.4	2.5	1.5	1.0	3.4	4.2
	\$500,000-\$650,000	17.5	17.8	9.8	12.7	5.7	3.5	1.5	1.5	3.6	4.7
	\$650,000-\$800,000	31.5	16.6	30.8	26.8	22.7	4.9	3.2	2.9	5.1	5.3
Above \$850,000	56.0	26.1	43.5	18.8	25.4	17.9	7.7	6.0	9.7	6.2	
All Homes	8.0	6.4	5.1	3.8	2.6	1.8	1.2	0.7	1.6	2.8	
ECONOMIC INDICATORS		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Madison County Population		346,373	349,596	352,740	356,312	361,046	366,519	372,909	388,153	403,565	n/a
Workforce		171,363	170,131	170,889	173,529	175,153	178,551	184,491	187,247	196,800	n/a
Household Units		148,684	150,712	152,720	154,710	161,760	164,272	166,516	169,204	179,336	n/a
Median Household Income		\$58,434	\$58,203	\$57,993	\$60,150	\$61,318	\$63,417	\$63,520	\$68,166	\$80,123	n/a
Madison County GDP (\$mil)		\$20,564	\$20,930	\$21,689	\$22,565	\$23,490	\$24,944	\$26,609	\$29,477	n/a	n/a
Annualized Inflation Rate (CPI)		1.6%	0.1%	1.3%	2.1%	2.4%	1.8%	1.2%	4.7%	8.0%	4.1%
National 30yr Mortgage Rate Dec		4.2%	3.9%	3.4%	3.8%	4.7%	3.6%	2.9%	3.0%	6.4%	6.6%

Table 4

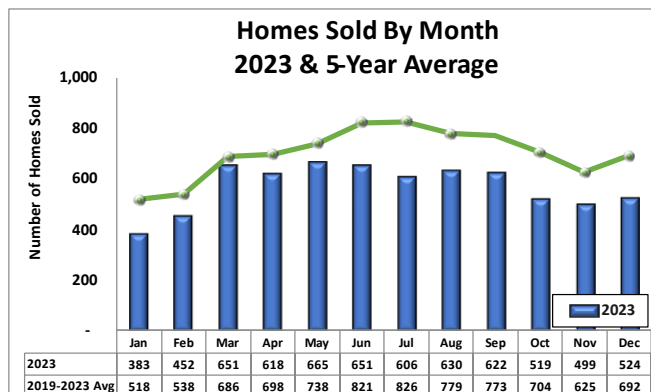


Figure 9

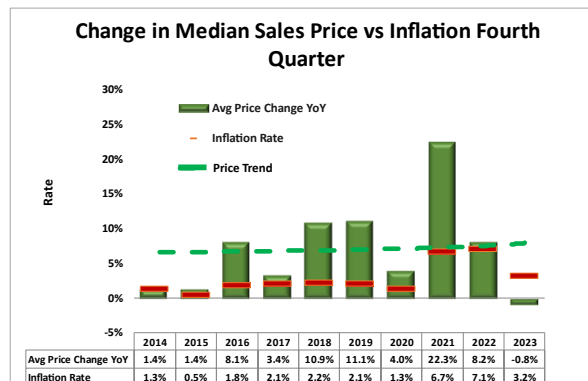


Figure 10

Madison County Residential Real Estate Report For Fourth Quarter 2023

4Q Metrics Detail, continued

- Total units sold (1542) in 4Q 2023 continued to decrease. That is the lowest fourth quarter level since 2016. Compared with the 5-year average of 4th quarter sales, 2023 was lower by around 24%. (Figure 11)
- The 4Q 2023 median sales price of homes sold (\$327,259) slightly decreased from the 4Q 2022 level. (Figure 12)
- Median sales price peaked in July at \$344,717 and pulled back in the second half of 2023. (Figure 13)

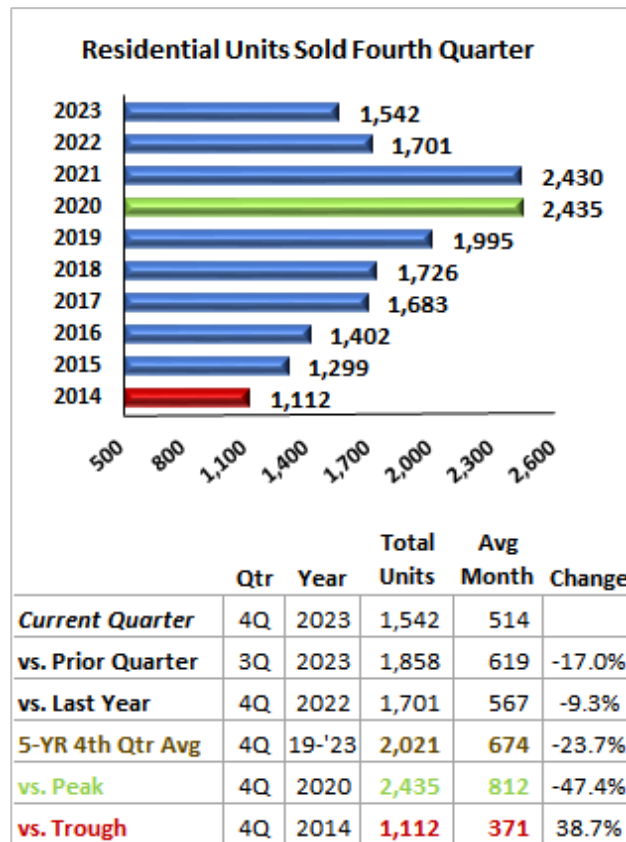


Figure 11

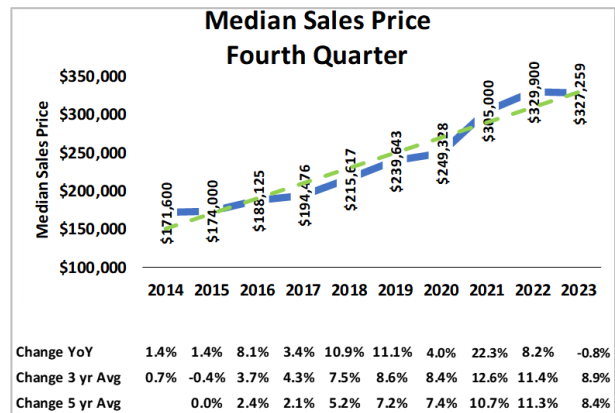


Figure 12

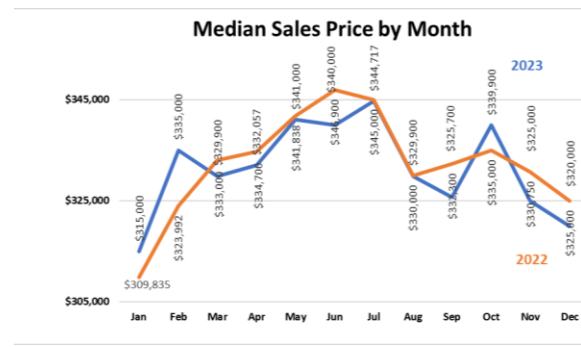


Figure 13

Madison County Residential Real Estate Report For Fourth Quarter 2023

4Q Metrics Detail, continued

- The greatest number of homes sold (360) in 4Q was in the \$350-\$500,000 price range but was below both the 4Q 2022 level of 443 and 4Q 2021 level of 574. (Figure 14)
- The number of homes available rose in all price ranges except for homes in the \$350-\$500,000 price range. (Figure 15)
- The number of homes sold decreased in all price ranges compared to 4Q 2022 other than price range \$250-\$300,000 and greater than \$800,000. The greatest percentage increase (53%) occurred for homes priced more than \$800,000. (Figure 16)
- The quarterly average number of listed homes rose to 1,850 in 4Q 2023. (Figure 17)

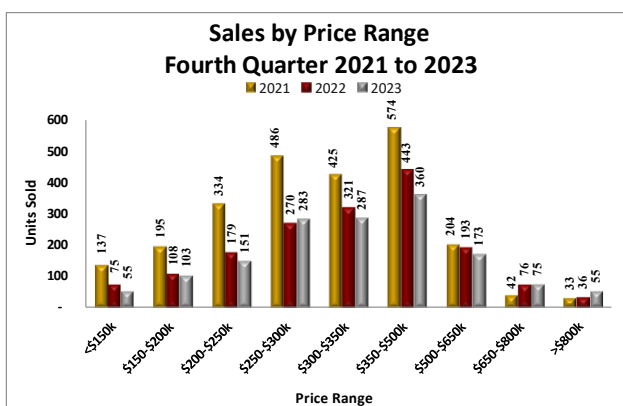


Figure 14

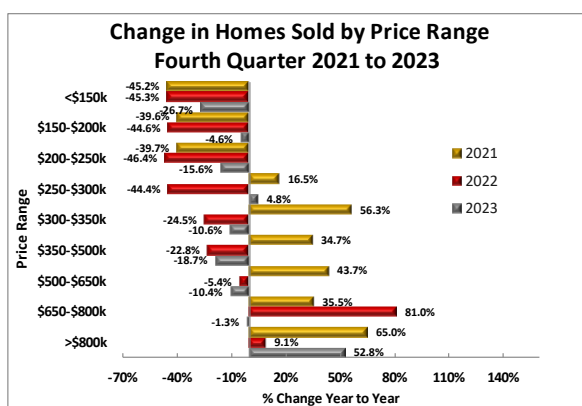


Figure 16

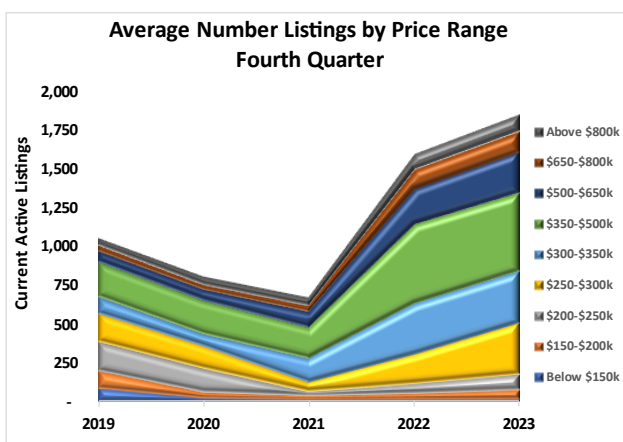


Figure 15

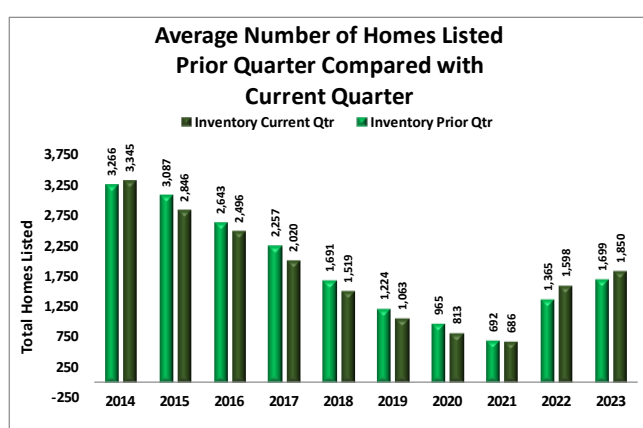


Figure 17

Madison County Residential Real Estate Report For Fourth Quarter 2023

4Q Metrics Detail, continued

- Average Days-on-Market in 4Q 2023 doubled compared to 4Q 2022 level. (Figure 18)
- The pending sales increased to 332 at the end of the quarter. (Figure 19)
- The trend for sales and inventory levels suggests 1Q 2024 total sales could be in the 1,600 range with the inventory of available homes remaining around 1,900 units. (Figure 21)

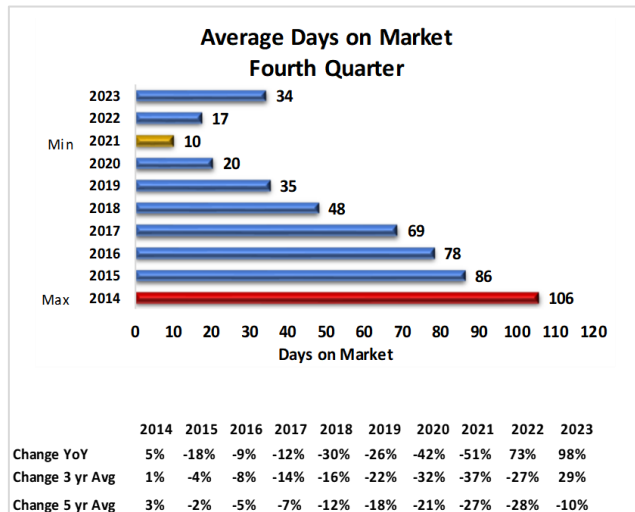


Figure 18

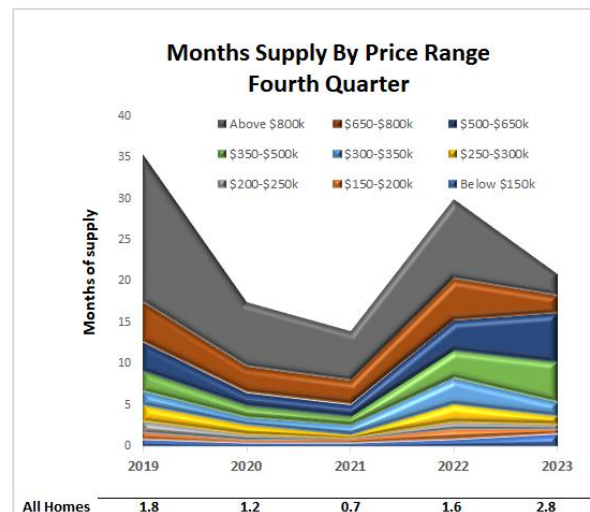


Figure 20

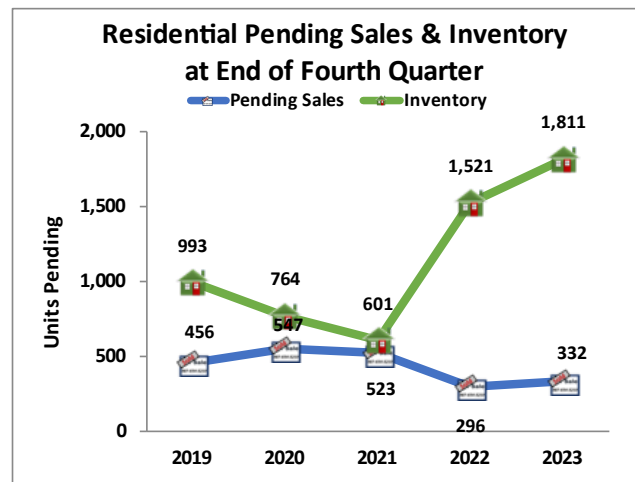


Figure 19

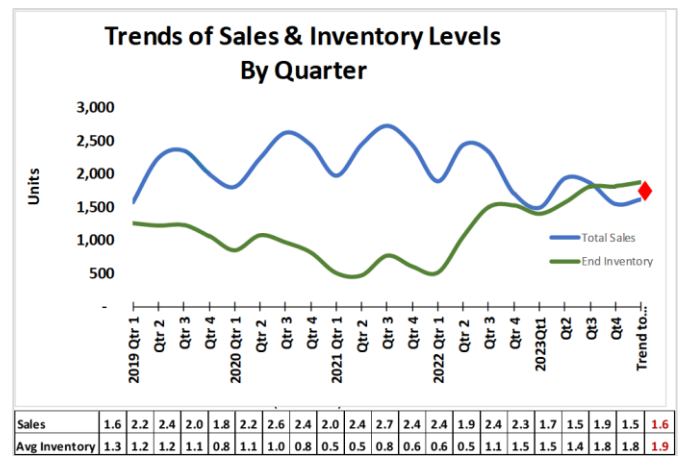


Figure 21

Madison County Residential Real Estate Report For Fourth Quarter 2023



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Madison County Economic Indicators

- The most recent estimate of Madison County population is 403,565 for 2022. (Figure 22)
- Median Household Income continued to rise reaching an estimated \$80,123 in 2022. This is about 34% more than the median income in Alabama (\$59,674) and about 10% higher than the median income in United States. (<https://censusreporter.org/profiles/05000US01089-madison-county-al/>) (Figure 23)
- The number of household units grew to 179,337 in 2022. This represents all types of housing units. (Figure 24)
- Gross Domestic Product (a monetary measure of the market value of all the final goods and services produced in a specific time period) for Madison County rose to \$29.5 billion in 2021, the most recent estimate available. (Figure 25)

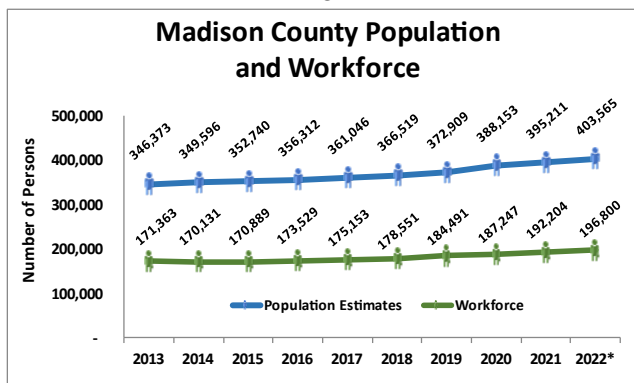


Figure 22

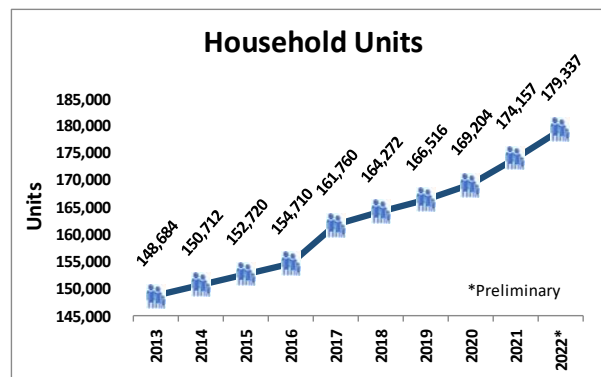


Figure 24

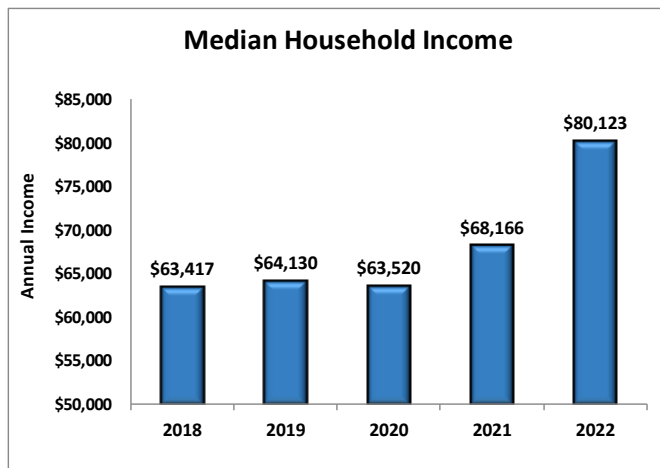


Figure 23

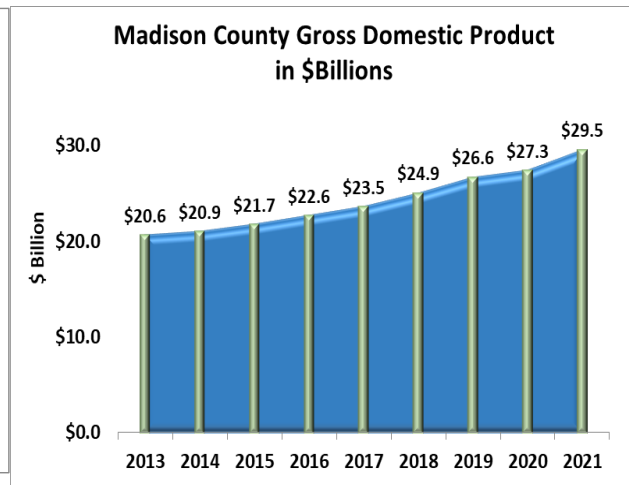


Figure 25

Data Sources:

- Alabama Department of Labor
- Huntsville Area Association of Realtors Monthly Housing Statistics Reports
- Federal Reserve Bank of St. Louis
- U.S. Bureau of Economic Analysis
- U.S. Census Bureau

- Valley MLS System

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