

Weekly Market Activity Report



For Week Ending May 9, 2020

Data current as of May 18, 2020

This week ATTOM Data Solutions released their Q1 2020 U.S. Home Equity and Underwater Report, showing that just over one in four homeowners have at least 50% equity in their homes. The Mortgage Bankers Association reported that mortgage applications were up again last week, which is further sign of strengthening buyer interest as much of the country sees a gradual softening of stay-at-home orders due to COVID-19.

SINGLE FAMILY

For the week ending May 9:

- New Listings decreased 9.5% to 353
- Pending Sales increased 23.4% to 359
- Inventory decreased 20.2% to 2,586

For the month of April:

- Median Sales Price increased 15.9% to \$219,000
- Days on Market decreased 16.1% to 47
- Pct of List Price Rec'd increased 0.4% to 98.7%
- Months Supply decreased 26.7% to 2.2

TOWNHOUSE/CONDO

For the week ending May 9:

- New Listings decreased 69.2% to 4
- Pending Sales decreased 42.9% to 12
- Inventory decreased 21.3% to 100

For the month of April:

- Median Sales Price decreased 15.9% to \$148,000
- Days on Market decreased 8.3% to 44
- Pct of List Price Rec'd increased 1.1% to 99.4%
- Months Supply decreased 25.9% to 2.0

Quick Facts

- 9.5%	- 69.2%	+ 23.4%	- 42.9%	- 20.2%	- 21.3%
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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Inventory of Homes for Sale	4

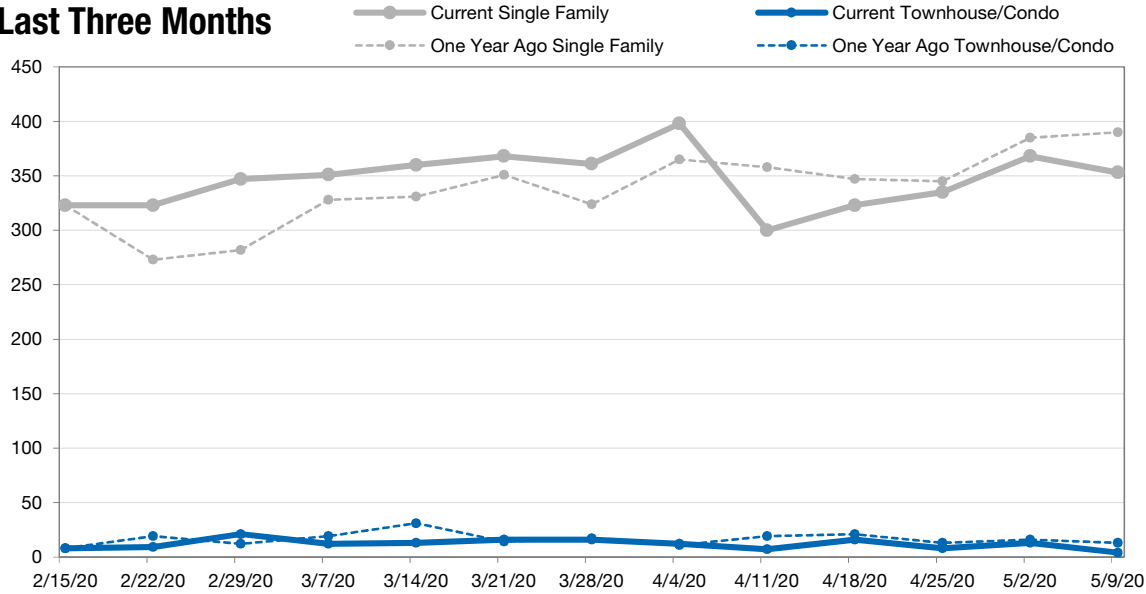
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New Listings

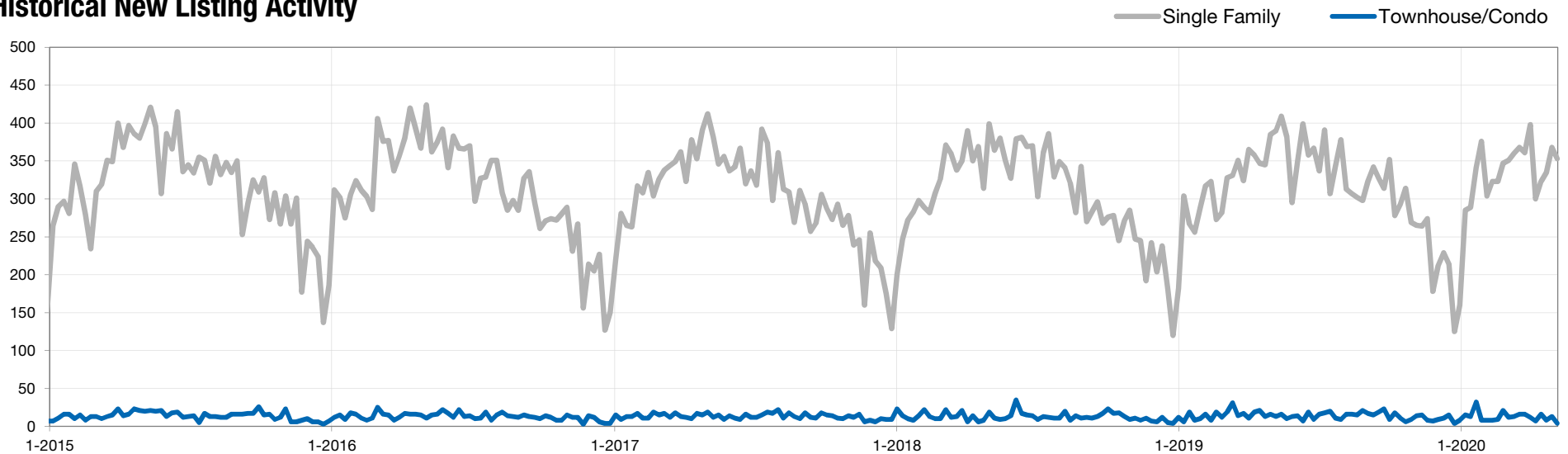
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
2/15/2020	323	0.0%	8	0.0%
2/22/2020	323	+ 18.3%	9	- 52.6%
2/29/2020	347	+ 23.0%	21	+ 75.0%
3/7/2020	351	+ 7.0%	12	- 36.8%
3/14/2020	360	+ 8.8%	13	- 58.1%
3/21/2020	368	+ 4.8%	16	+ 14.3%
3/28/2020	361	+ 11.4%	16	- 5.9%
4/4/2020	398	+ 9.0%	12	+ 9.1%
4/11/2020	300	- 16.2%	7	- 63.2%
4/18/2020	323	- 6.9%	16	- 23.8%
4/25/2020	335	- 2.9%	8	- 38.5%
5/2/2020	368	- 4.4%	13	- 18.8%
5/9/2020	353	- 9.5%	4	- 69.2%
3-Month Avg.	347	+ 2.5%	12	- 27.2%

Historical New Listing Activity

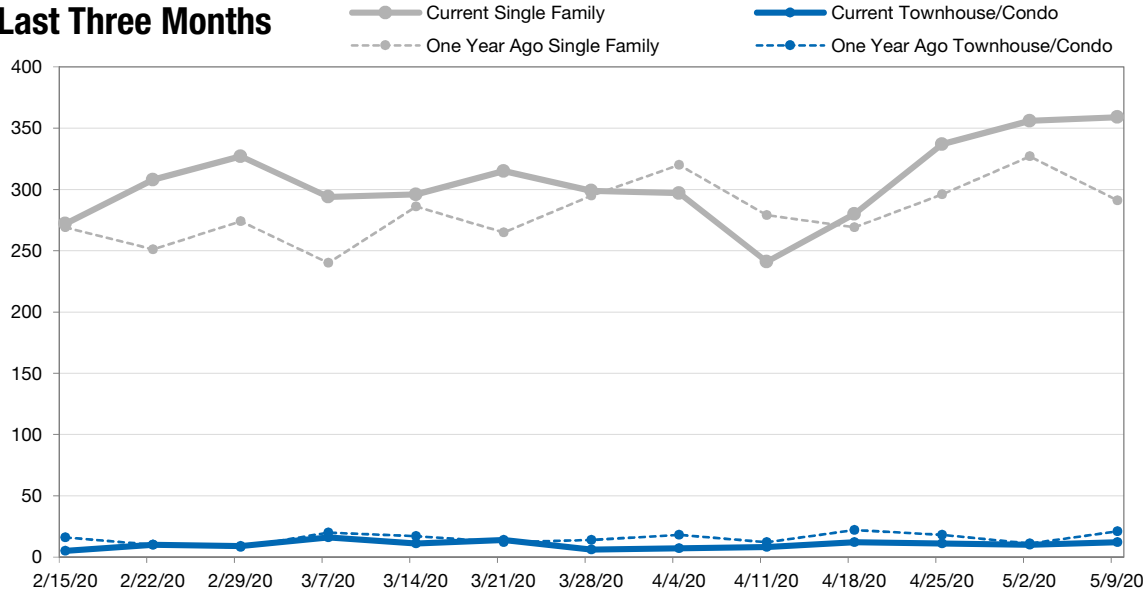


Pending Sales

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

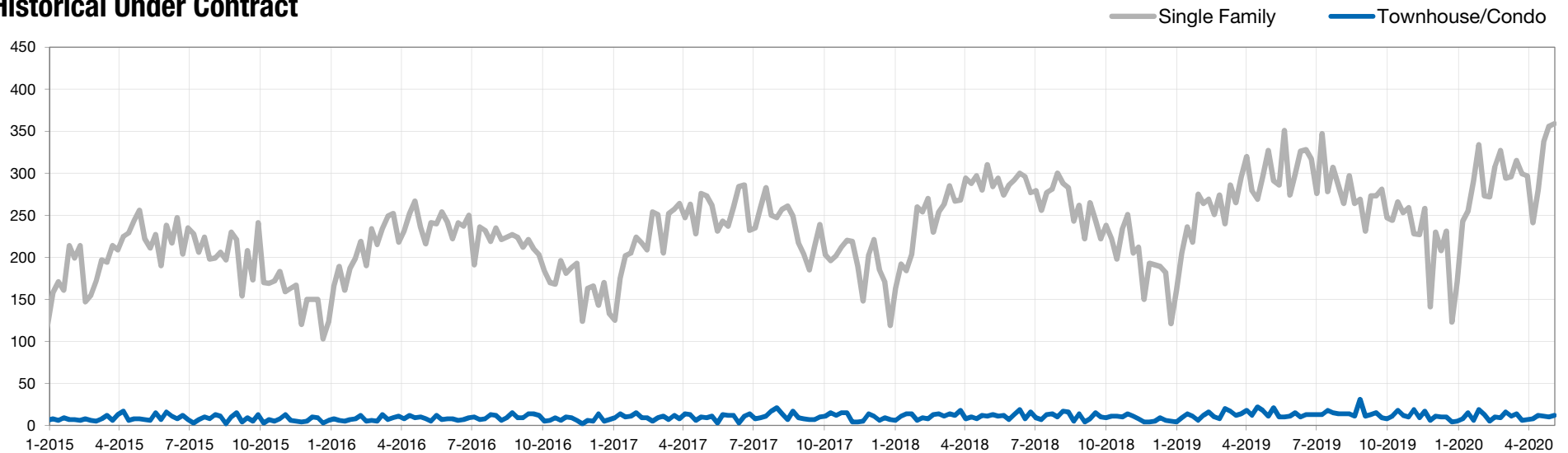


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
2/15/2020	272	+ 1.1%	5	- 68.8%
2/22/2020	308	+ 22.7%	10	0.0%
2/29/2020	327	+ 19.3%	9	+ 12.5%
3/7/2020	294	+ 22.5%	16	- 20.0%
3/14/2020	296	+ 3.5%	11	- 35.3%
3/21/2020	315	+ 18.9%	14	+ 16.7%
3/28/2020	299	+ 1.4%	6	- 57.1%
4/4/2020	297	- 7.2%	7	- 61.1%
4/11/2020	241	- 13.6%	8	- 33.3%
4/18/2020	280	+ 4.1%	12	- 45.5%
4/25/2020	337	+ 13.9%	11	- 38.9%
5/2/2020	356	+ 8.9%	10	- 9.1%
5/9/2020	359	+ 23.4%	12	- 42.9%
3-Month Avg.	306	+ 8.7%	10	- 34.2%

Historical Under Contract

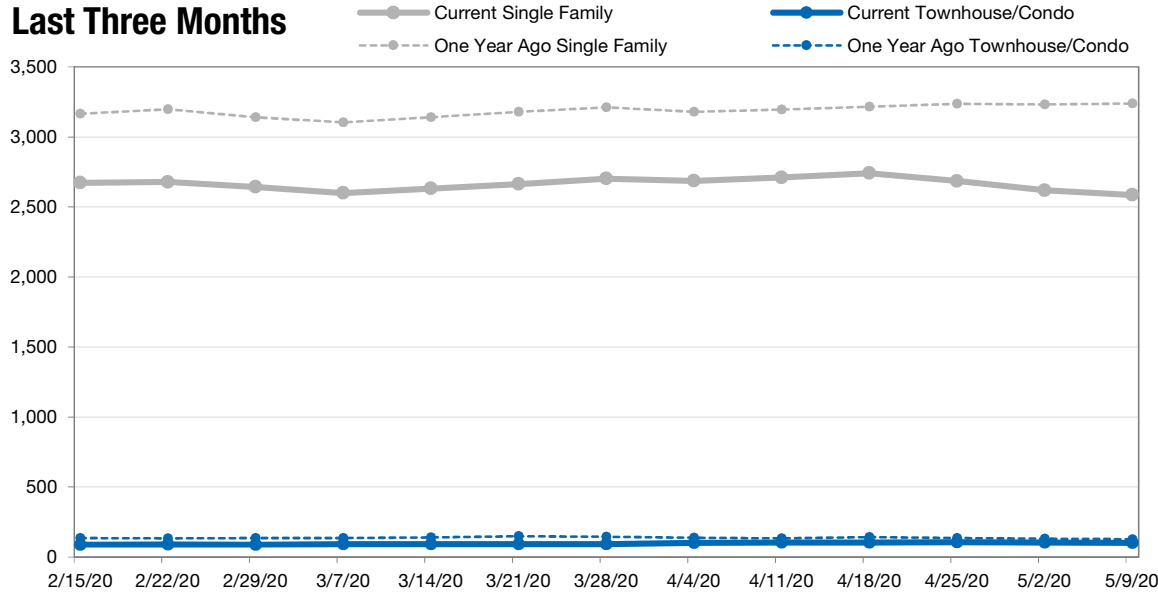


Inventory of Homes for Sale

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

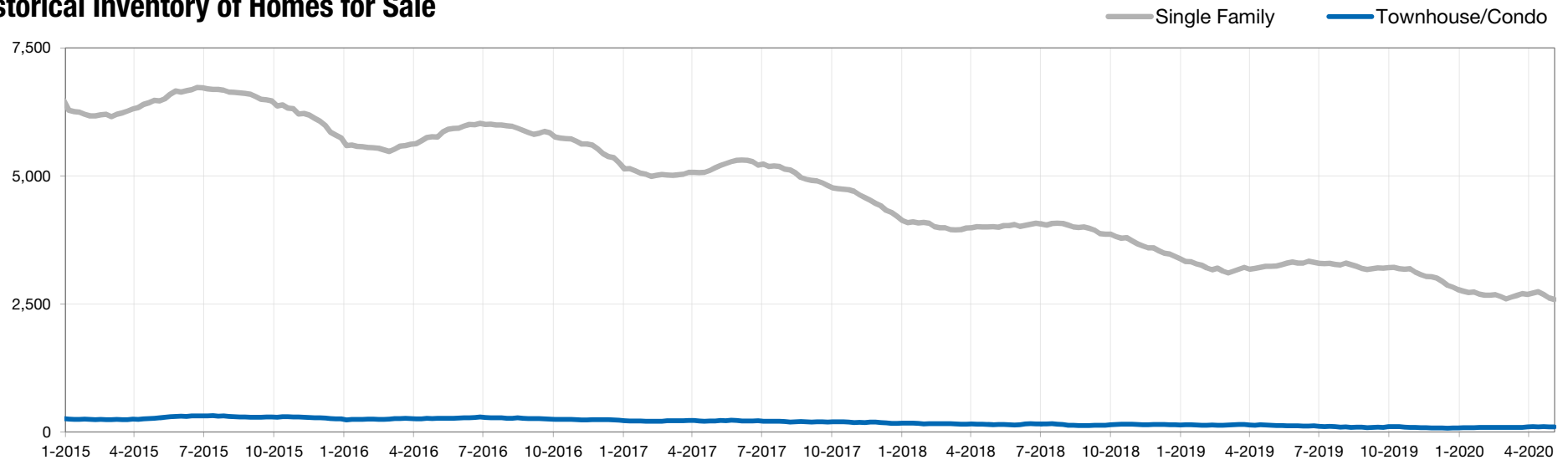


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
2/15/2020	2,673	- 15.6%	88	- 34.8%
2/22/2020	2,679	- 16.2%	89	- 32.6%
2/29/2020	2,643	- 15.8%	88	- 34.3%
3/7/2020	2,600	- 16.2%	92	- 32.4%
3/14/2020	2,632	- 16.2%	92	- 34.3%
3/21/2020	2,664	- 16.2%	91	- 38.5%
3/28/2020	2,703	- 15.8%	92	- 36.6%
4/4/2020	2,687	- 15.5%	101	- 26.3%
4/11/2020	2,711	- 15.1%	104	- 21.8%
4/18/2020	2,741	- 14.8%	102	- 27.7%
4/25/2020	2,686	- 17.0%	106	- 21.5%
5/2/2020	2,619	- 19.0%	102	- 21.5%
5/9/2020	2,586	- 20.2%	100	- 21.3%
3-Month Avg.	2,663	- 16.4%	96	- 29.7%

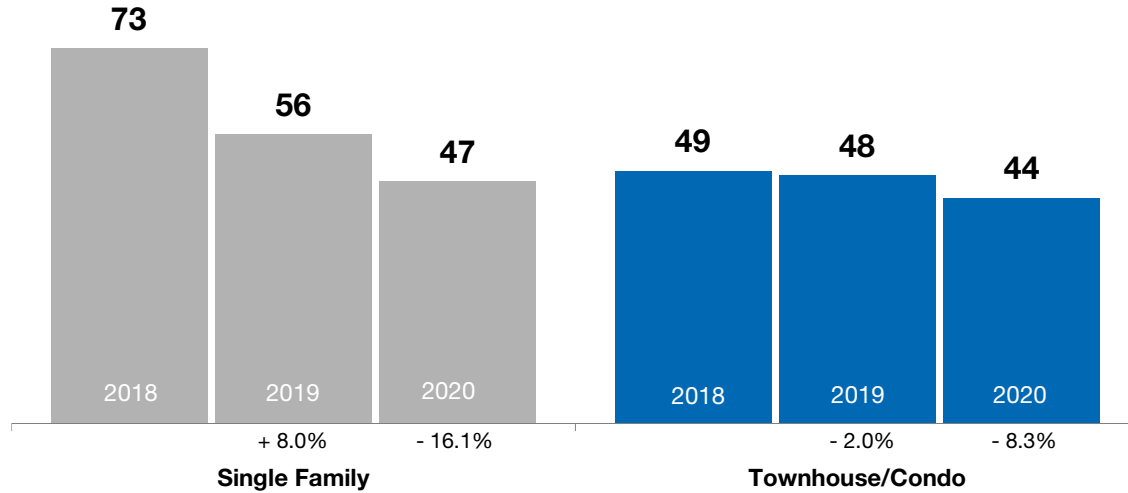
Historical Inventory of Homes for Sale



Days on Market Until Sale

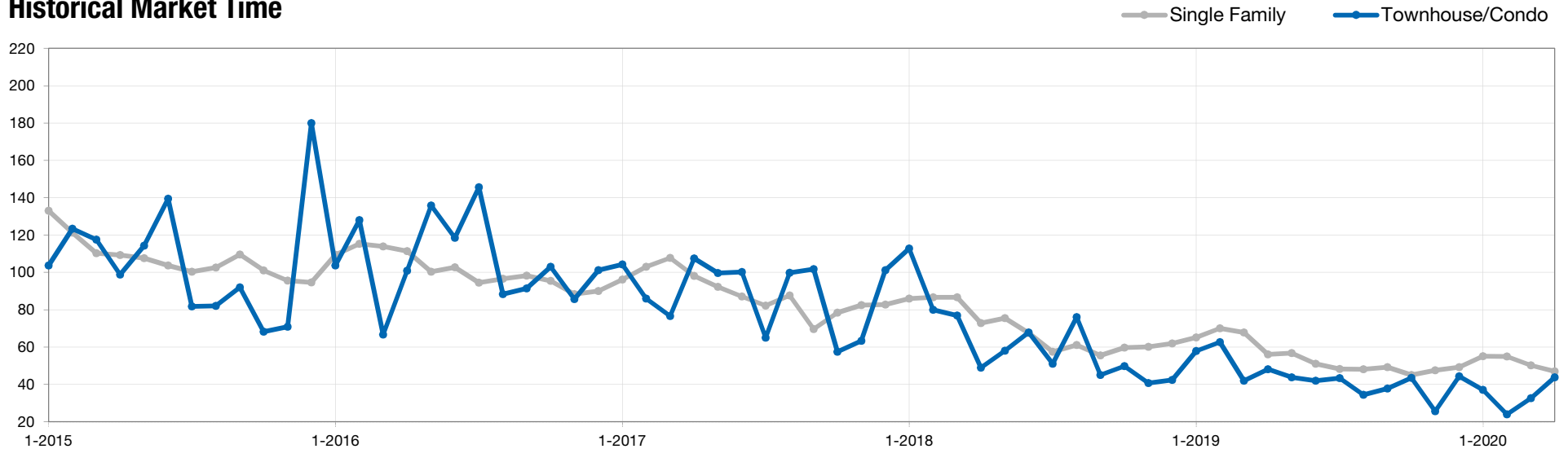
Average number of days between when a property is listed and when an offer is accepted in a given month.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Apr-2020	47	-16.1%	44	-8.3%
Average	50	-20.6%	38	-30.3%

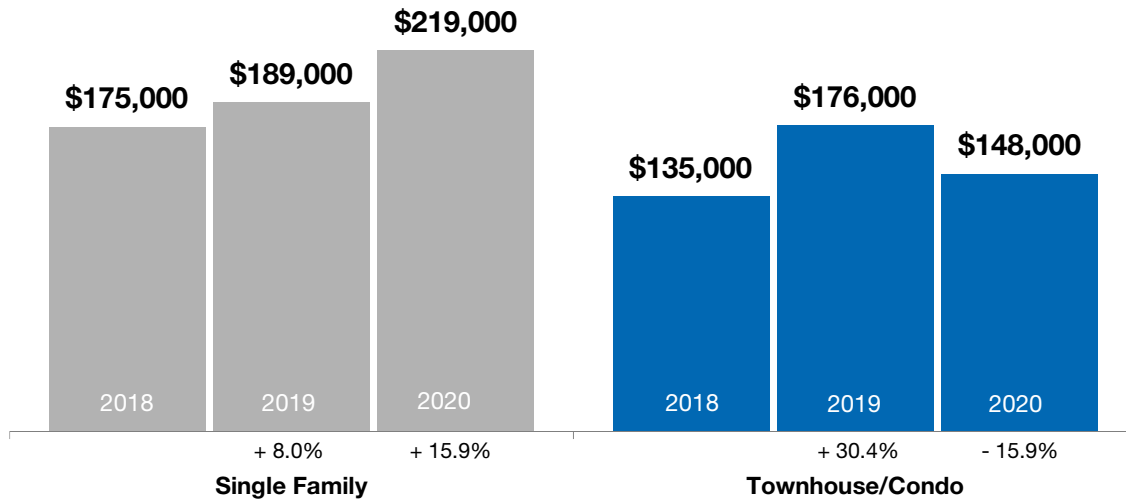
Historical Market Time



Median Sales Price

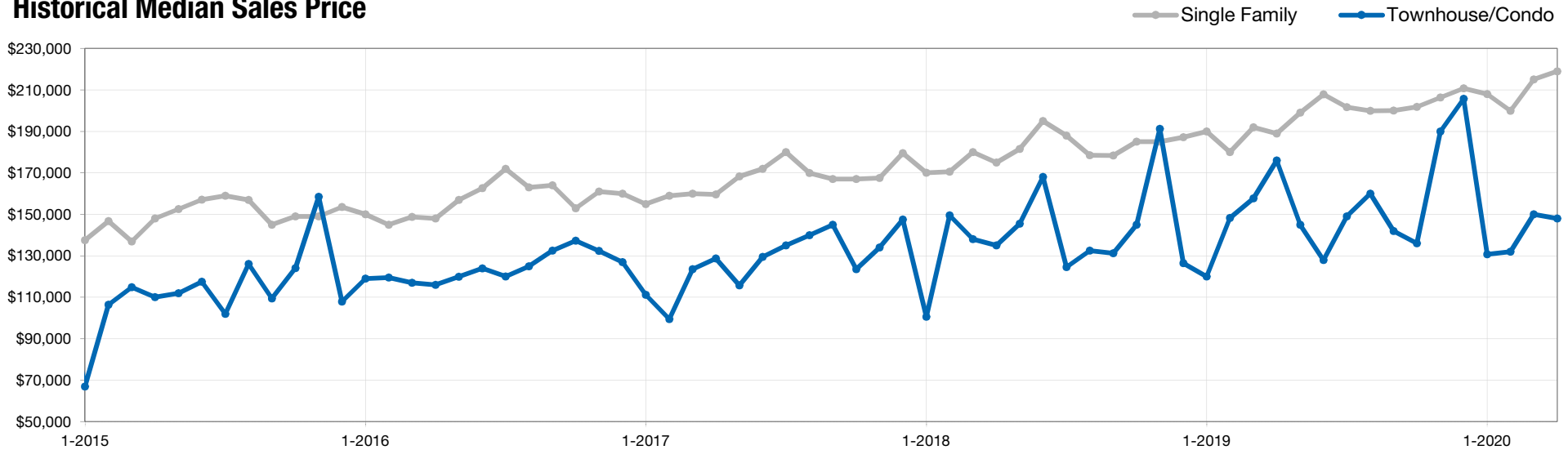
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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	\$210,747	+ 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	\$215,000	+ 12.0%	\$150,000	- 4.9%
Apr-2020	\$219,000	+ 15.9%	\$148,000	- 15.9%
Median	\$205,000	+ 10.8%	\$149,000	+ 2.1%

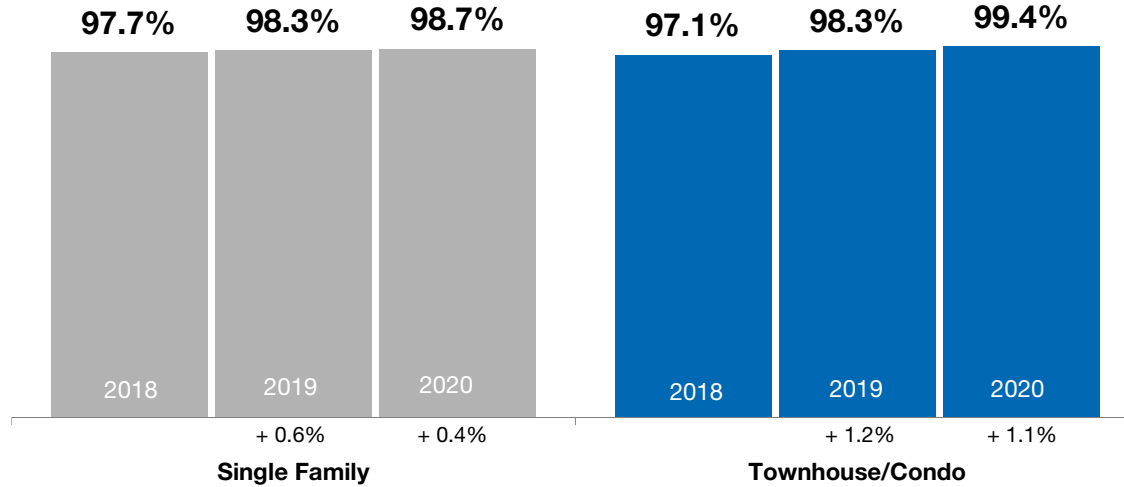
Historical Median Sales Price



Percent of List Price Received

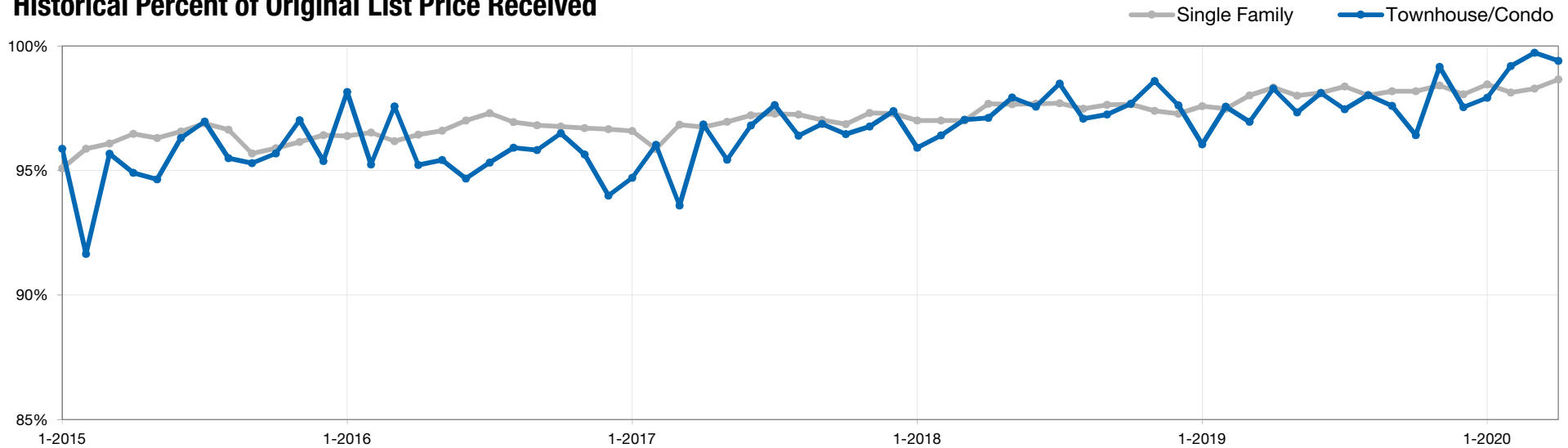
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Apr-2020	98.7%	+ 0.4%	99.4%	+ 1.1%
Average	98.2%	+ 0.6%	98.1%	+ 0.4%

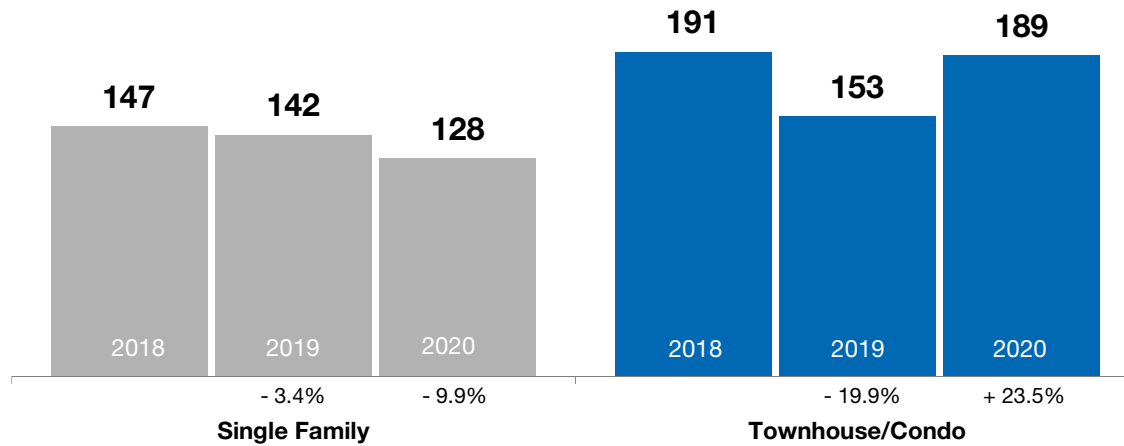
Historical Percent of Original List Price Received



Housing Affordability Index

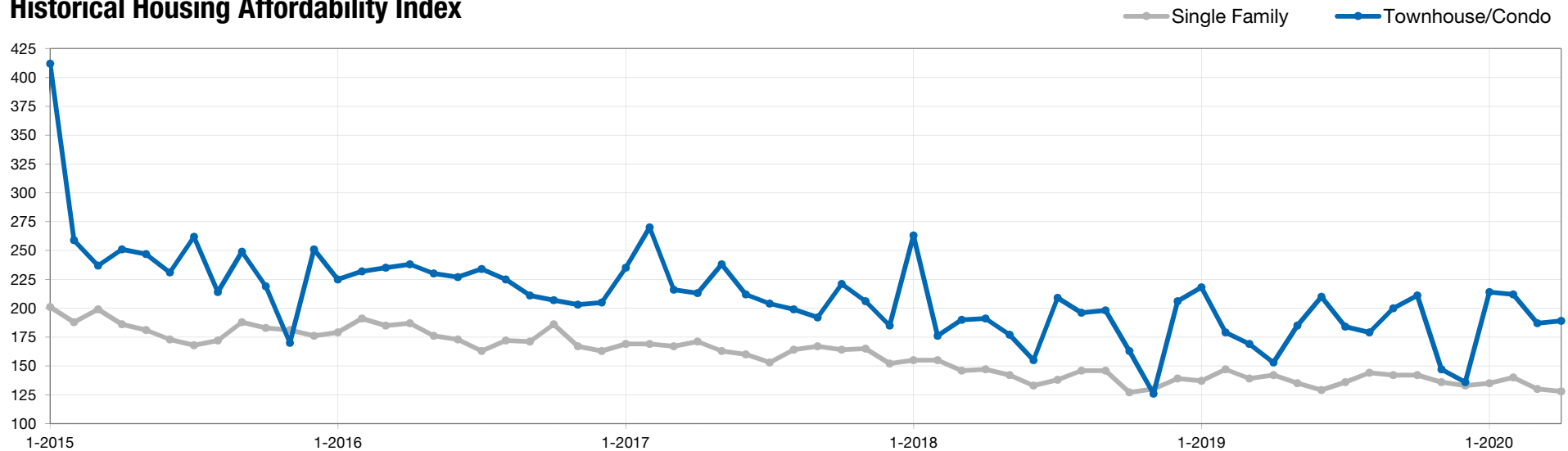
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
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%
Apr-2020	128	- 9.9%	189	+ 23.5%
Average	136	+ 4.2%	188	+ 5.4%

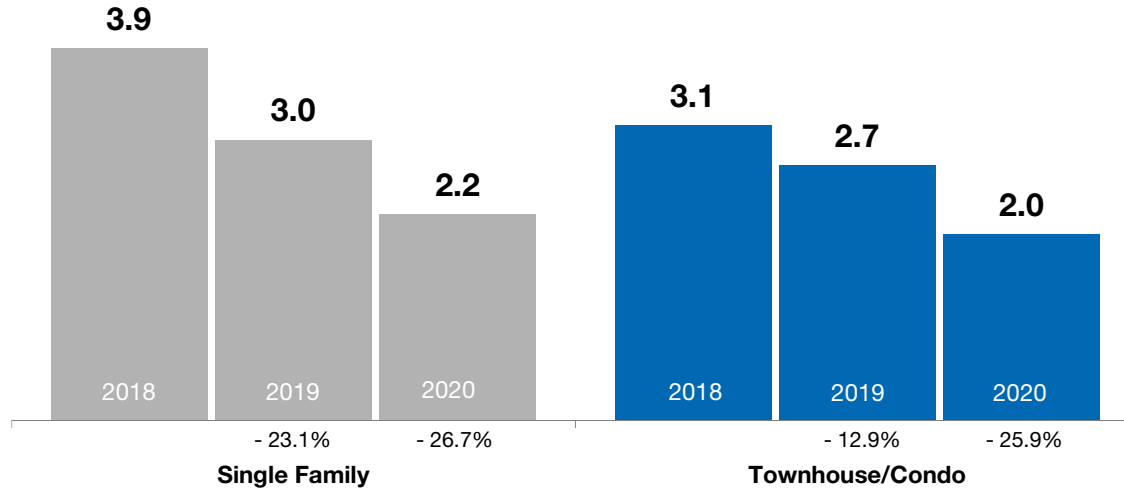
Historical Housing Affordability Index



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.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
May-2019	3.0	- 23.1%	2.4	- 20.0%
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	2.9	- 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%	1.7	- 41.4%
Mar-2020	2.3	- 20.7%	1.9	- 38.7%
Apr-2020	2.2	- 26.7%	2.0	- 25.9%
Average	2.6	- 22.8%	1.8	- 38.8%

Historical Months Supply of Inventory

