

Weekly Market Activity Report



For Week Ending March 21, 2020

Data current as of March 30, 2020

This week Fannie Mae, Freddie Mac, and the FHA suspended all foreclosures and evictions for 60 days in response to the continued COVID-19 outbreak. Further, the Federal Housing Finance Agency (FHFA) announced that borrowers with loans backed by Fannie Mae and Freddie Mac who face financial difficulties due to COVID-19 may be able to suspend their mortgage payments for up to 12 months. Impacted borrowers are urged to reach out to their mortgage companies to discuss their situation.

SINGLE FAMILY

For the week ending March 21:

- New Listings decreased 0.9% to 349
- Pending Sales increased 34.0% to 355
- Inventory decreased 20.2% to 2,541

For the month of February:

- Median Sales Price increased 11.1% to \$199,900
- Days on Market decreased 21.4% to 55
- Pct of List Price Rec'd increased 0.6% to 98.1%
- Months Supply decreased 24.1% to 2.2

TOWNHOUSE/CONDO

For the week ending March 21:

- New Listings increased 14.3% to 16
- Pending Sales increased 25.0% to 15
- Inventory decreased 44.6% to 82

For the month of February:

- Median Sales Price decreased 10.9% to \$132,000
- Days on Market decreased 61.9% to 24
- Pct of List Price Rec'd increased 1.6% to 99.2%
- Months Supply decreased 44.8% to 1.6

Quick Facts

- 0.9%	+ 14.3%	+ 34.0%	+ 25.0%	- 20.2%	- 44.6%
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

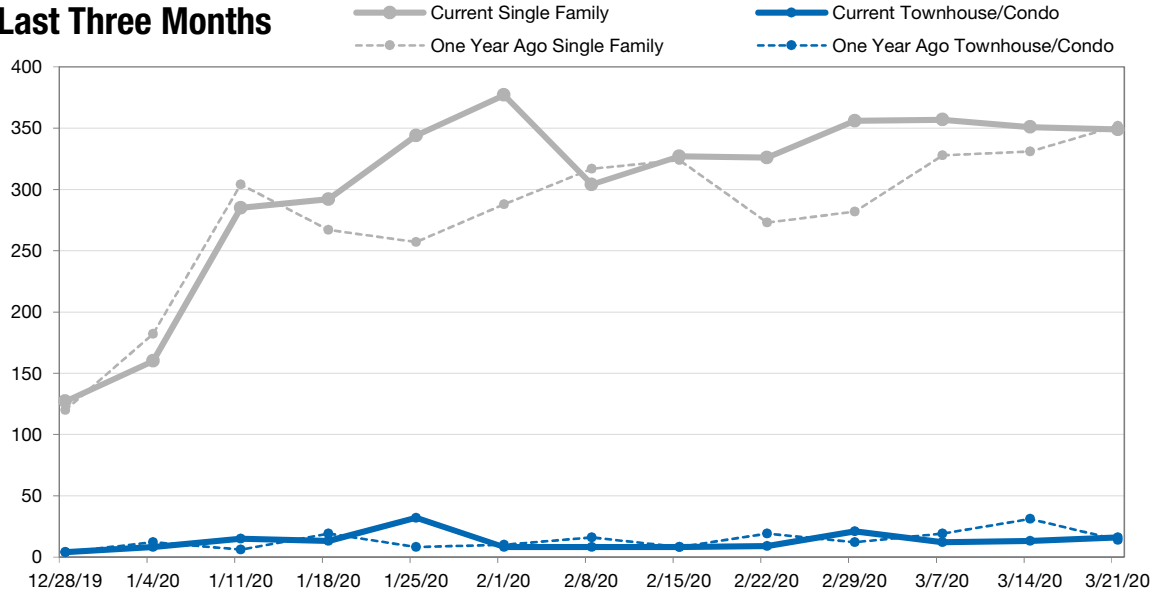
Days on Market	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

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
12/28/2019	127	+ 5.8%	4	0.0%
1/4/2020	160	- 12.1%	8	- 33.3%
1/11/2020	285	- 6.3%	15	+ 150.0%
1/18/2020	292	+ 9.4%	13	- 31.6%
1/25/2020	344	+ 33.9%	32	+ 300.0%
2/1/2020	377	+ 30.9%	8	- 20.0%
2/8/2020	304	- 4.1%	8	- 50.0%
2/15/2020	327	+ 0.9%	8	0.0%
2/22/2020	326	+ 19.4%	9	- 52.6%
2/29/2020	356	+ 26.2%	21	+ 75.0%
3/7/2020	357	+ 8.8%	12	- 36.8%
3/14/2020	351	+ 6.0%	13	- 58.1%
3/21/2020	349	- 0.9%	16	+ 14.3%
3-Month Avg.	304	+ 9.1%	13	- 6.2%

Historical New Listing Activity

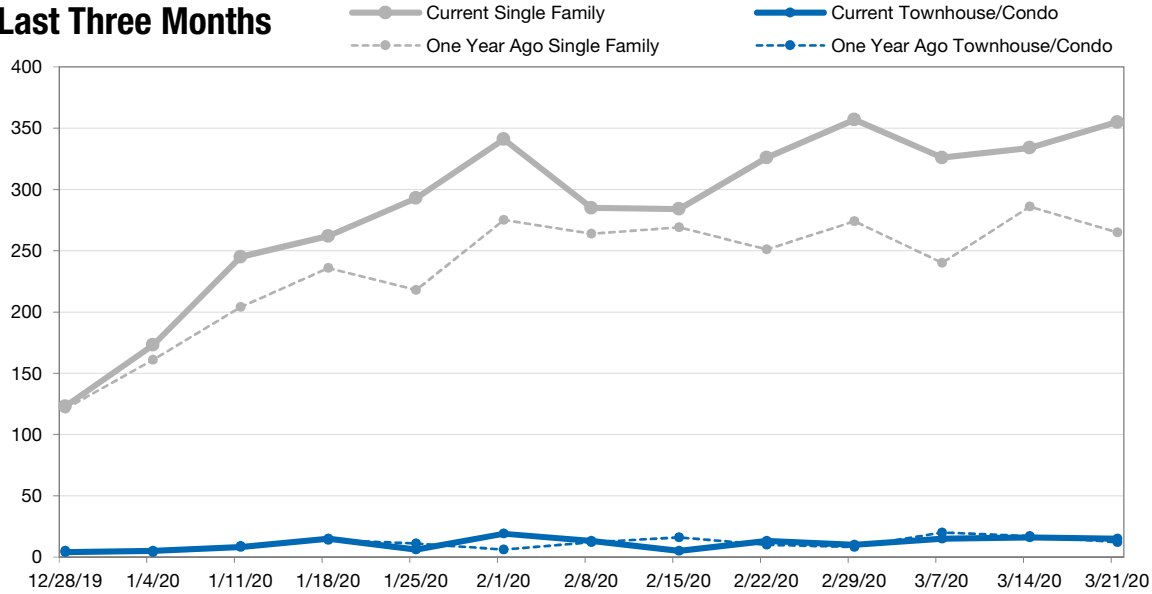


Pending Sales

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

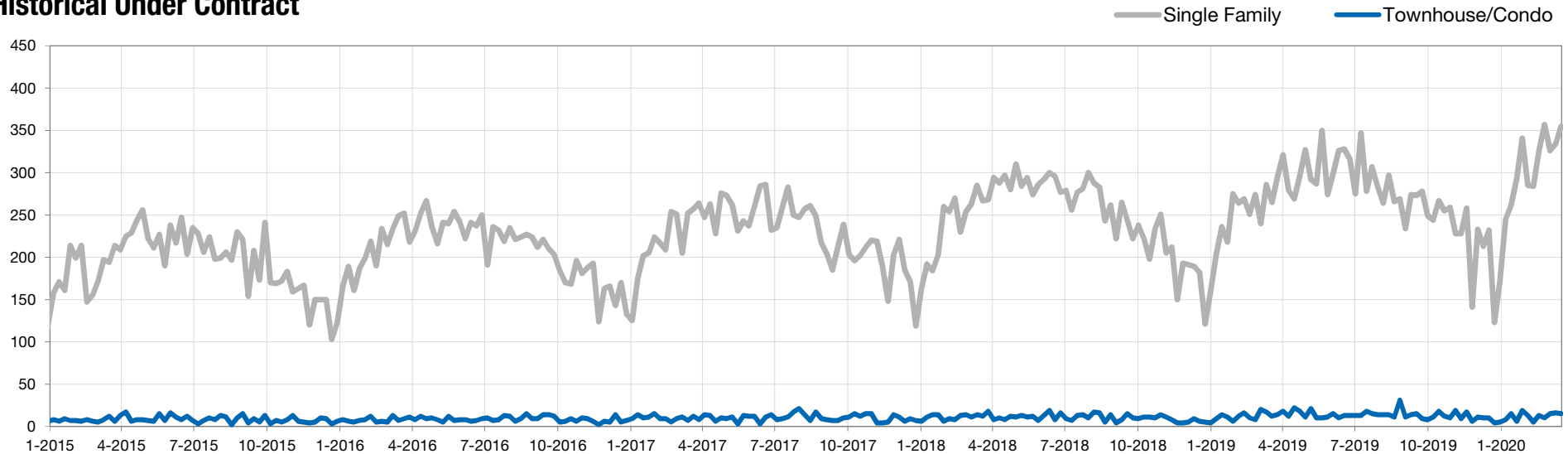


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
12/28/2019	123	+ 1.7%	4	- 20.0%
1/4/2020	173	+ 7.5%	5	+ 25.0%
1/11/2020	245	+ 20.1%	8	- 11.1%
1/18/2020	262	+ 11.0%	15	+ 7.1%
1/25/2020	293	+ 34.4%	6	- 45.5%
2/1/2020	341	+ 24.0%	19	+ 216.7%
2/8/2020	285	+ 8.0%	13	+ 8.3%
2/15/2020	284	+ 5.6%	5	- 68.8%
2/22/2020	326	+ 29.9%	13	+ 30.0%
2/29/2020	357	+ 30.3%	10	+ 25.0%
3/7/2020	326	+ 35.8%	15	- 25.0%
3/14/2020	334	+ 16.8%	16	- 5.9%
3/21/2020	355	+ 34.0%	15	+ 25.0%
3-Month Avg.	285	+ 20.9%	11	0.0%

Historical Under Contract

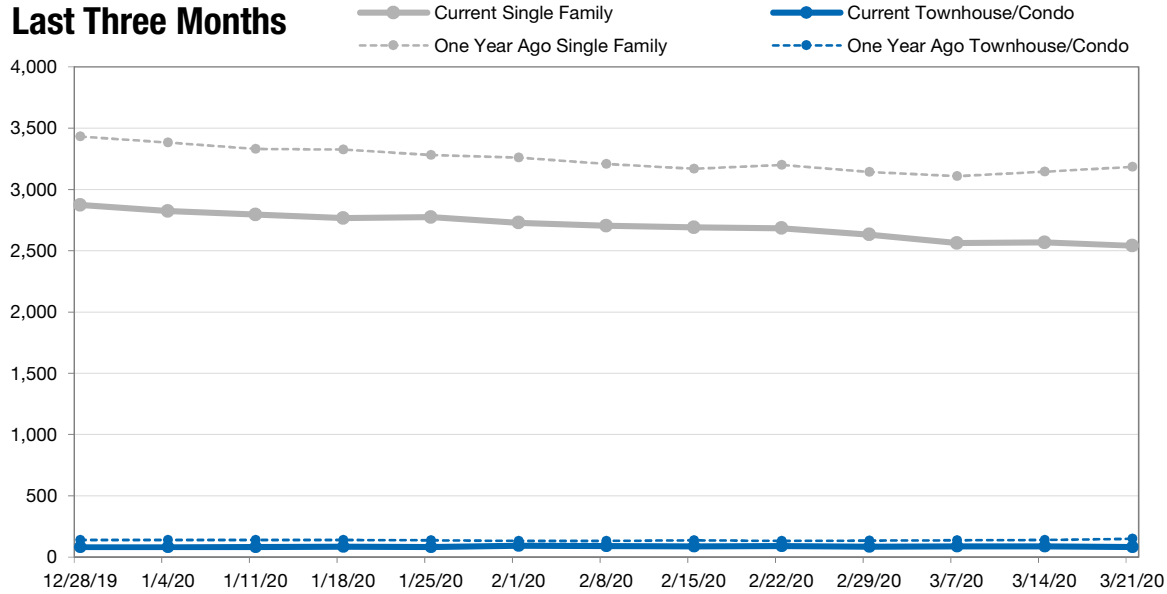


Inventory of Homes for Sale

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

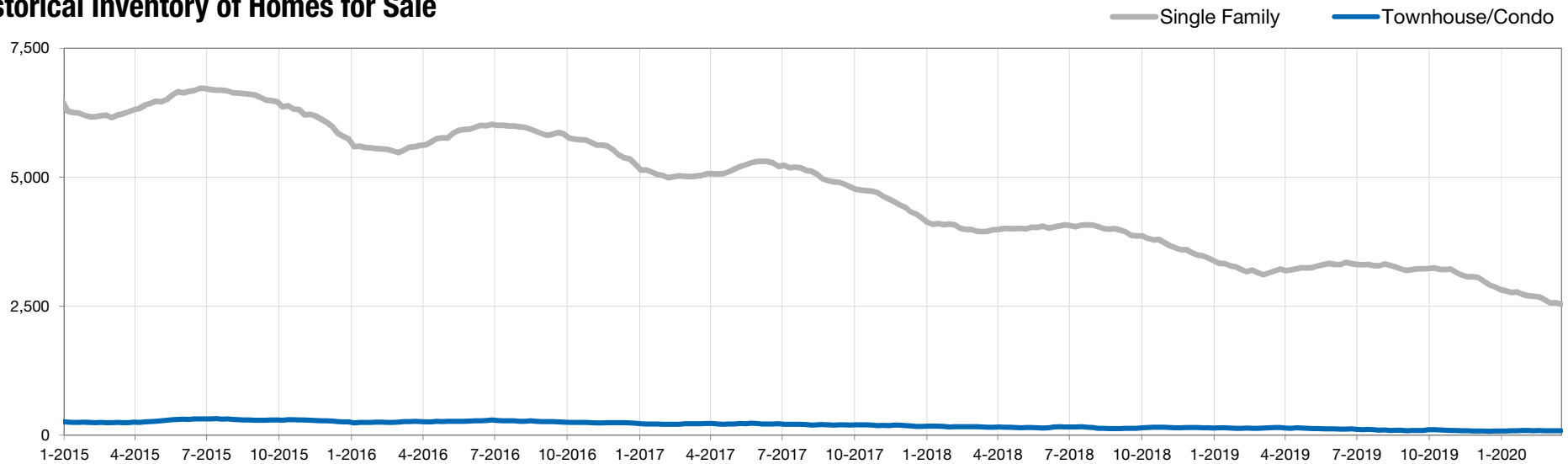


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
12/28/2019	2,873	- 16.3%	80	- 42.9%
1/4/2020	2,824	- 16.5%	80	- 42.4%
1/11/2020	2,795	- 16.1%	81	- 42.1%
1/18/2020	2,766	- 16.8%	85	- 39.3%
1/25/2020	2,774	- 15.5%	82	- 40.1%
2/1/2020	2,728	- 16.3%	91	- 30.5%
2/8/2020	2,704	- 15.7%	88	- 33.3%
2/15/2020	2,690	- 15.1%	87	- 35.6%
2/22/2020	2,684	- 16.2%	88	- 33.3%
2/29/2020	2,631	- 16.3%	83	- 38.1%
3/7/2020	2,563	- 17.6%	87	- 36.0%
3/14/2020	2,567	- 18.4%	87	- 37.9%
3/21/2020	2,541	- 20.2%	82	- 44.6%
3-Month Avg.	2,703	- 16.7%	85	- 38.3%

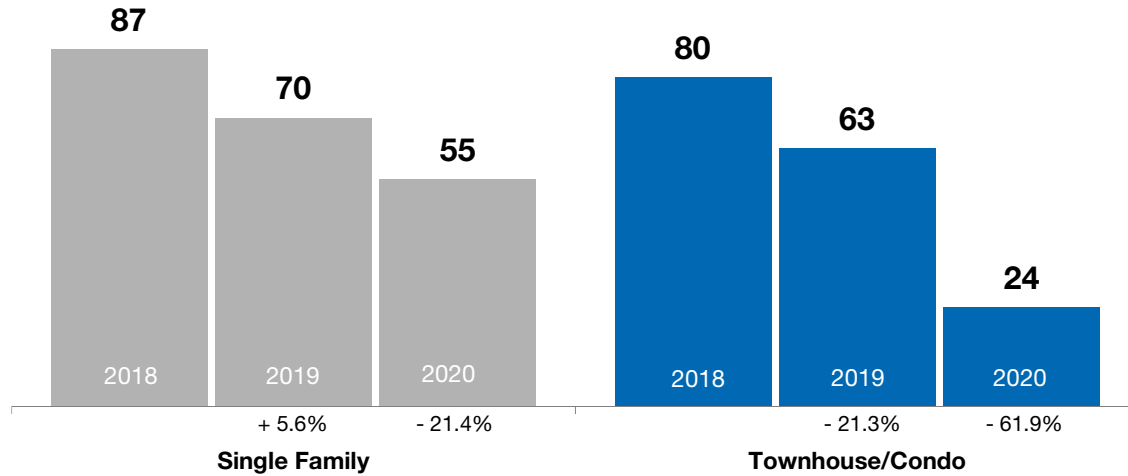
Historical Inventory of Homes for Sale



Days on Market Until Sale

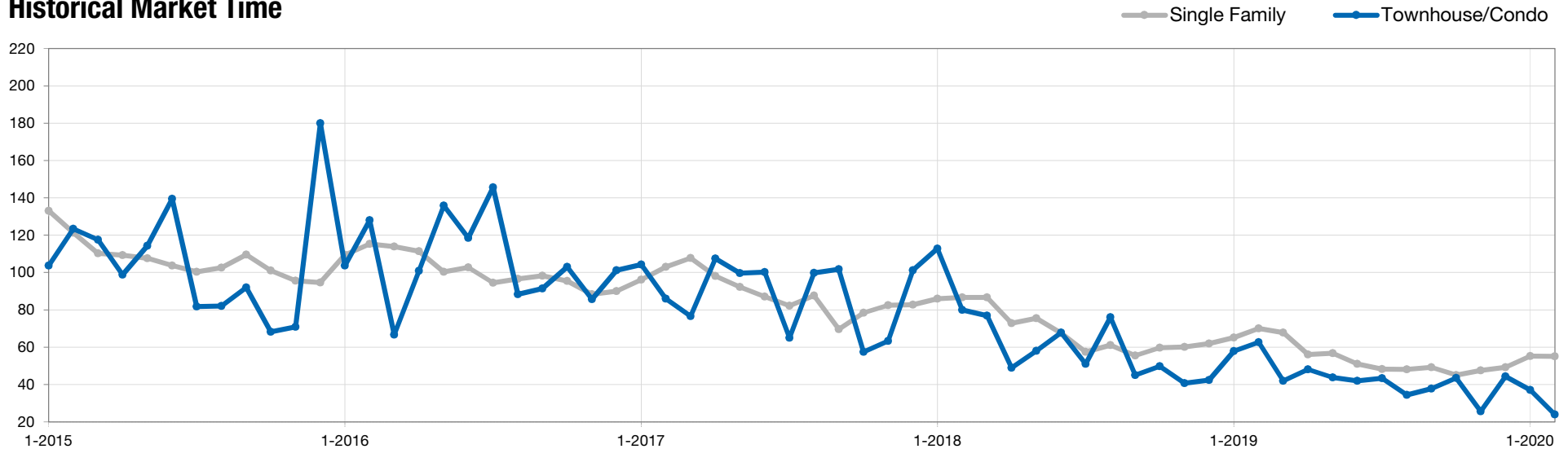
Average number of days between when a property is listed and when an offer is accepted in a given month.

February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2019	68	- 21.8%	42	- 45.5%
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%
Average	52	- 21.0%	39	- 31.2%

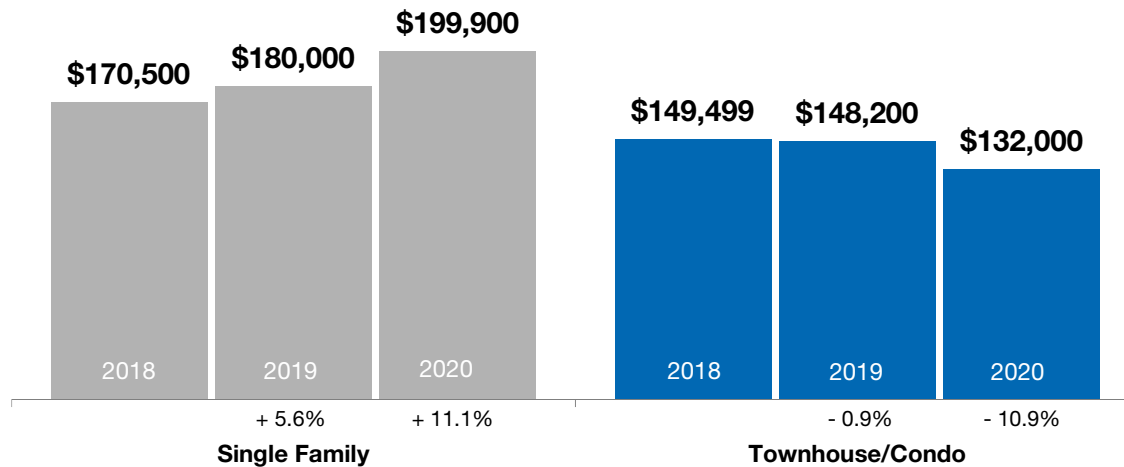
Historical Market Time



Median Sales Price

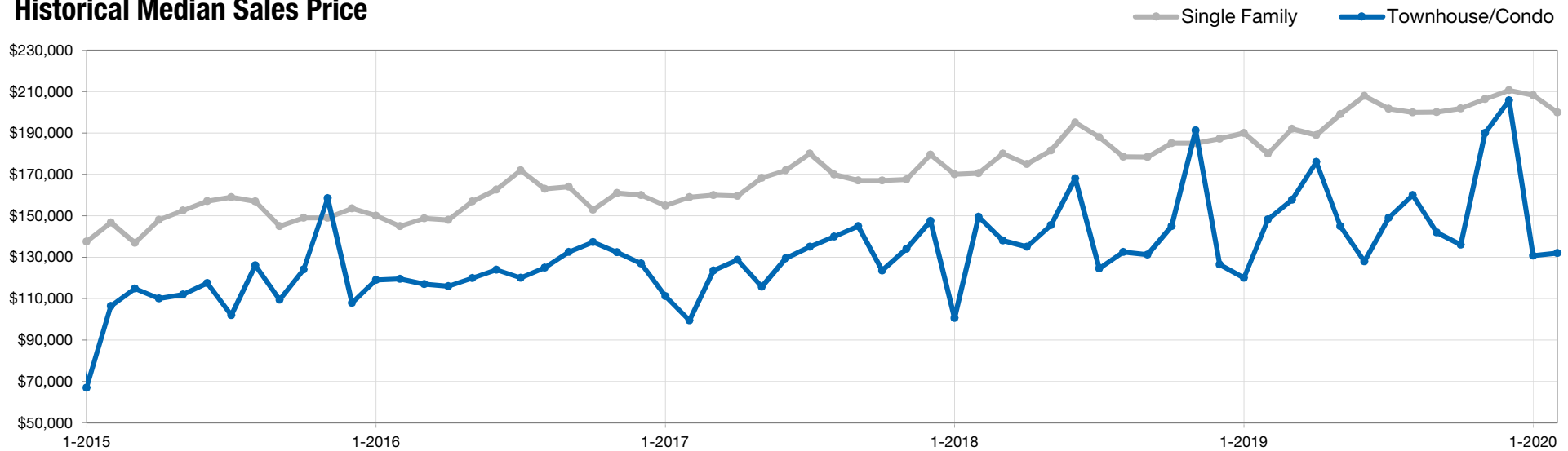
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2019	\$192,000	+ 6.7%	\$157,750	+ 14.3%
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	\$208,200	+ 9.6%	\$130,750	+ 9.0%
Feb-2020	\$199,900	+ 11.1%	\$132,000	- 10.9%
Median	\$200,000	+ 9.3%	\$151,500	+ 8.2%

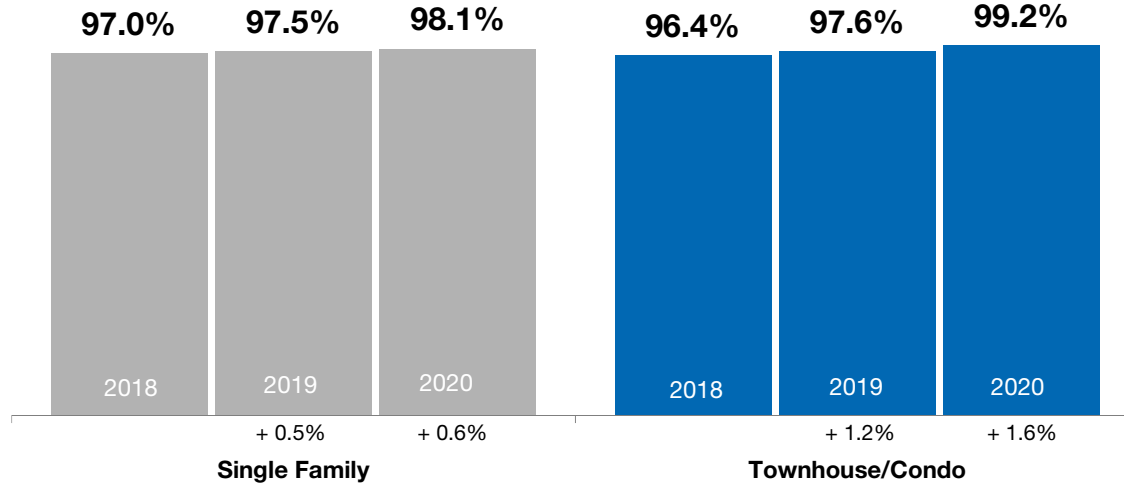
Historical Median Sales Price



Percent of List Price Received

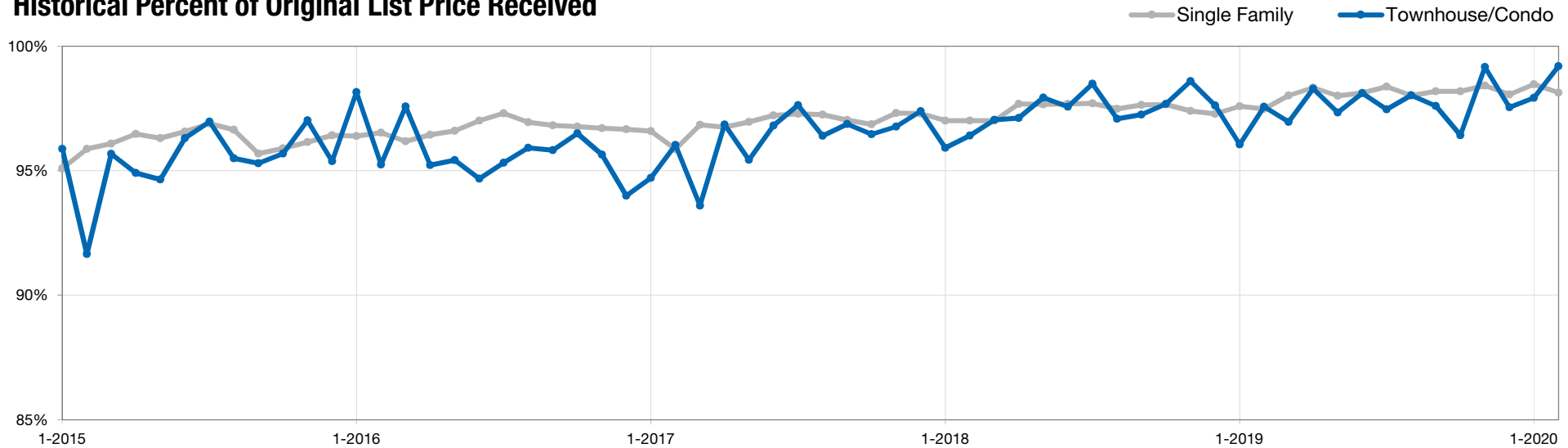
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2019	98.0%	+ 1.0%	97.0%	0.0%
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%
Average	98.2%	+ 0.7%	97.8%	+ 0.3%

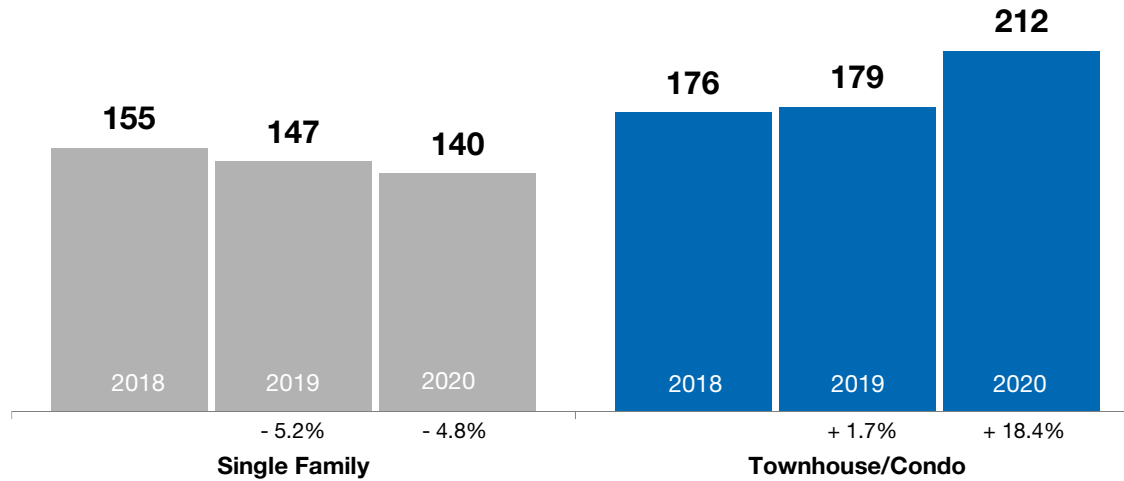
Historical Percent of Original List Price Received



Housing Affordability Index

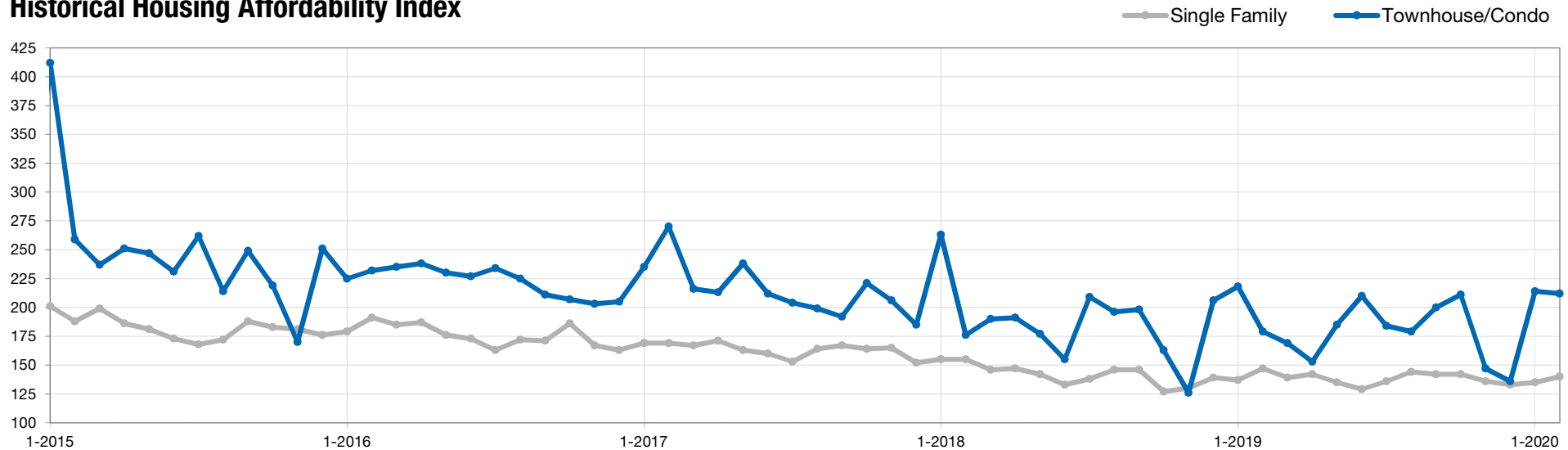
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2019	139	- 4.8%	169	- 11.1%
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%
Average	138	+ 3.0%	183	+ 7.2%

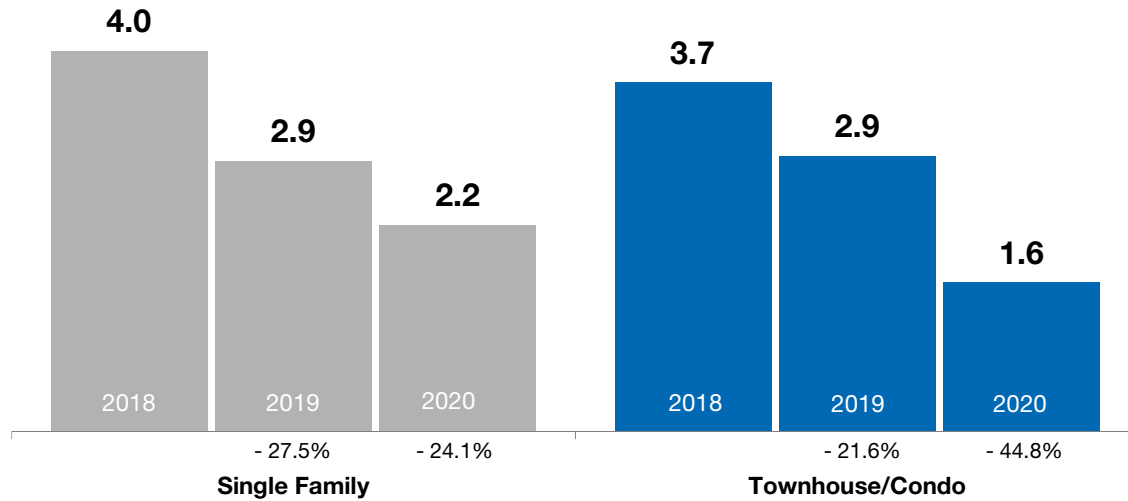
Historical Housing Affordability Index



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.

February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2019	2.9	-27.5%	3.1	-8.8%
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%
Average	2.8	-22.5%	2.0	-35.1%

Historical Months Supply of Inventory

