



Alabama Home Sales Report - October 2009

STATEWIDE STATISTICS

Statewide	Current Month October-09	Last Month September-09	% Difference	Last Year October-08	% Difference	YTD* October-09	YTD * October-08	% Difference	**Inv./Sales Ratio of Oct. 09
Total Homes Sold	3,589	3,497	2.63%	3,165	13.40%	32,793	38,723	-15.31%	11.2
Median Selling Price	118,630	126,302	-6.07%	121,818	-2.62%	123,374	128,636	-4.09%	
Average Selling Price	144,089	145,445	-0.93%	145,888	-1.23%	144,275	157,482	-8.39%	
Average Days on Market*	147.6	163.3	-9.59%	145.7	1.28%	154.1	136.2	13.12%	
Total Homes Listed	40,363	40,509	-0.36%	42,681	-5.43%				

*The % Difference in the Average Days on Market may appear to at variance due to numbers beyond the decimal created when all markets are averaged.

**The Inventory to Sales Ratio (Inv./Sales Ratio) represents the ratio produced by the current month of Total Homes Listed divided by the Current Month Total Homes Sold. This ratio shows at the rate of sales in the current month, the number of months necessary to sell the existing homes on the market in the current month.

TOTAL HOMES SOLD

ASSOCIATION	Current Month October-09	Last Month September-09	% Difference	Last Year October-08	% Difference	YTD October-09	YTD October-08	% Difference	**Inv./Sales Ratio
Metro Markets									
Birmingham	933	956	-2.41%	826	12.95%	8,924	11,053	-19.26%	11.0
Huntsville	766	711	7.74%	654	17.13%	6,593	7,461	-11.63%	7.9
Mobile	333	317	5.05%	293	13.65%	2,862	3,556	-19.52%	10.5
Montgomery	352	277	27.08%	309	13.92%	2,852	3,533	-19.28%	8.8
Tuscaloosa	128	120	6.67%	122	4.92%	1,387	1,789	-22.47%	14.1
Subtotal	2,512	2,381	5.50%	2,204	13.97%	22,618	27,392	-17.43%	9.8
Midsized Markets									
Baldwin	233	297	-21.55%	212	9.91%	2,428	2,244	8.20%	20.1
Calhoun County	80	82	-2.44%	78	2.56%	743	908	-18.17%	12.8
Cullman	47	49	-4.08%	59	-20.34%	476	582	-18.21%	16.3
Dothan	99	86	15.12%	83	19.28%	810	989	-18.10%	11.1
Gadsden	60	57	5.26%	51	17.65%	515	646	-20.28%	12.3
Lee County	67	75	-10.67%	50	34.00%	886	1,055	-16.02%	17.4
Muscle Shoals	108	119	-9.24%	113	-4.42%	1,077	1,328	-18.90%	10.5
Phenix City	117	88	32.95%	52	125.00%	827	779	6.16%	9.0
Wiregrass	71	74	-4.05%	69	2.90%	755	805	-6.21%	14.0
Subtotal	882	927	-4.85%	767	14.99%	8,517	9,336	-8.77%	14.4
Rural Markets									
Cherokee County	18	13	38.46%	12	50.00%	116	98	18.37%	14.1
Covington	23	17	35.29%	14	64.29%	171	170	0.59%	13.4
Jackson County	20	14	42.86%	19	5.26%	140	170	-17.65%	9.2
Lake Martin	31	40	-22.50%	33	-6.06%	310	282	9.93%	19.8
Marshall County	54	56	-3.57%	59	-8.47%	507	664	-23.64%	13.6
Monroe County	7	9	-22.22%	11	-36.36%	48	98	-51.02%	19.7
Selma	14	8	75.00%	15	-6.67%	86	121	-28.93%	12.1
Talladega County	11	16	-31.25%	13	-15.38%	90	142	-36.62%	22.5
Walker County	17	16	6.25%	18	-5.56%	190	250	-24.00%	22.2
Subtotal	195	189	3.17%	194	0.52%	1,658	1,995	-16.89%	15.5



MEDIAN SELLING PRICE

Statewide	Current Month October-09	Last Month September-09	% Difference	Last Year October-08	% Difference	YTD* October-09	YTD * October-08	% Difference
Median Selling Price	118,630	126,302	-6.07%	121,818	-2.62%	123,374	128,636	-4.09%
ASSOCIATION								
ASSOCIATION	Current Month October-09	Last Month September-09	% Difference	Last Year October-08	% Difference	YTD October-09	YTD October-08	% Difference
Metro Markets								
Birmingham	142,500	152,700	-6.68%	132,000	7.95%	146,050	156,050	-6.41%
Huntsville	139,900	147,500	-5.15%	141,000	-0.78%	146,390	146,900	-0.35%
Mobile	126,500	125,000	1.20%	125,500	0.80%	128,693	135,362	-4.93%
Montgomery	125,250	123,450	1.46%	136,500	-8.24%	128,206	137,108	-6.49%
Tuscaloosa	139,900	145,000	-3.52%	140,000	-0.07%	144,325	150,335	-4.00%
Median Sales Price Average	134,810	138,730	-2.83%	135,000	-0.14%	138,733	145,151	-4.42%
Midsized Markets								
Baldwin	170,000	180,000	-5.56%	215,000	-20.93%	180,589	199,644	-9.54%
Calhoun County	96,450	112,250	-14.08%	96,625	-0.18%	114,470	118,710	-3.57%
Cullman	94,000	99,900	-5.91%	104,900	-10.39%	110,270	110,128	0.13%
Dothan	118,300	134,000	-11.72%	145,000	-18.41%	132,865	135,102	-1.66%
Gadsden	102,250	94,500	8.20%	94,000	8.78%	96,505	104,710	-7.84%
Lee County	160,800	185,000	-13.08%	150,750	6.67%	167,811	168,605	-0.47%
Muscle Shoals	112,500	100,000	12.50%	105,000	7.14%	111,990	108,665	3.06%
Phenix City	155,000	154,075	0.60%	146,750	5.62%	151,239	143,904	5.10%
Wiregrass	150,000	121,570	23.39%	130,850	14.64%	142,629	136,316	4.63%
Median Sales Price Average	128,811	131,255	-1.86%	132,097	-2.49%	134,263	136,198	-1.42%
Rural Markets								
Cherokee County	121,250	149,900	-19.11%	117,500	3.19%	103,186	120,515	-14.38%
Covington	87,600	73,257	19.58%	113,450	-22.79%	88,038	96,531	-8.80%
Jackson County	97,900	53,000	84.72%	85,000	15.18%	93,590	96,755	-3.27%
Lake Martin	180,000	245,000	-26.53%	229,000	-21.40%	204,938	203,740	0.59%
Marshall County	109,900	113,500	-3.17%	95,000	15.68%	109,310	99,955	9.36%
Monroe County	32,000	86,900	-63.18%	41,000	-21.95%	69,571	103,488	-32.77%
Selma	87,500	113,450	-22.87%	75,000	16.67%	77,214	97,162	-20.53%
Talladega County	71,000	98,000	-27.55%	93,500	-24.06%	90,195	99,295	-9.16%
Walker County	108,000	97,000	11.34%	88,500	22.03%	99,540	89,650	11.03%
Median Sales Price Average	99,461	114,445	-13.09%	104,217	-4.56%	103,954	111,899	-7.10%

AVERAGE SELLING PRICE

Statewide	Current Month October-09	Last Month September-09	% Difference	Last Year October-08	% Difference	YTD* October-09	YTD * October-08	% Difference
Average Selling Price	144,089	145,445	-0.93%	145,888	-1.23%	144,275	157,482	-8.39%

ASSOCIATION	Current Month October-09	Last Month September-09	% Difference	Last Year October-08	% Difference	YTD October-09	YTD October-08	% Difference
Metro Markets								
Birmingham	160,266	172,602	-7.15%	168,073	-4.65%	171,802	190,781	-9.95%
Huntsville	163,868	166,495	-1.58%	163,105	0.47%	169,019	173,577	-2.63%
Mobile	143,599	139,639	2.84%	140,473	2.23%	145,312	154,624	-6.02%
Montgomery	139,232	135,443	2.80%	147,235	-5.44%	142,314	158,625	-10.28%
Tuscaloosa	163,124	164,452	-0.81%	190,543	-14.39%	169,496	179,756	-5.71%
Average Sales Price Average	154,018	155,726	-1.10%	161,886	-4.86%	159,588	171,472	-6.93%
Midsized Markets								
Baldwin	221,781	243,191	-8.80%	306,376	-27.61%	234,314	269,223	-12.97%
Calhoun County	108,736	117,410	-7.39%	117,165	-7.19%	125,637	134,067	-6.29%
Cullman	137,063	115,268	18.91%	128,360	6.78%	139,173	139,405	-0.17%
Dothan	132,804	149,872	-11.39%	157,274	-15.56%	148,731	150,413	-1.12%
Gadsden	113,351	115,540	-1.89%	104,343	8.63%	109,409	115,906	-5.60%
Lee County	190,052	208,118	-8.68%	202,191	-6.00%	194,315	194,358	-0.02%
Muscle Shoals	126,789	129,829	-2.34%	115,808	9.48%	127,627	133,095	-4.11%
Phenix City	151,312	149,262	1.37%	153,887	-1.67%	152,836	149,371	2.32%
Wiregrass	155,896	141,535	10.15%	140,271	11.14%	152,107	148,287	2.58%
Average Sales Price Average	148,643	152,225	-2.35%	158,408	-6.16%	153,794	159,347	-3.48%
Rural Markets								
Cherokee County	134,667	165,692	-18.72%	137,056	-1.74%	119,711	143,539	-16.60%
Covington	131,493	102,542	28.23%	117,160	12.23%	99,930	113,142	-11.68%
Jackson County	133,083	72,182	84.37%	145,768	-8.70%	109,972	141,469	-22.26%
Lake Martin	246,581	294,634	-16.31%	232,917	5.87%	280,867	339,996	-17.39%
Marshall County	142,132	129,342	9.89%	131,482	8.10%	136,218	135,421	0.59%
Monroe County	78,629	76,728	2.48%	65,323	20.37%	78,191	112,583	-30.55%
Selma	89,500	118,260	-24.32%	77,175	15.97%	90,674	99,017	-8.43%
Talladega County	86,127	91,744	-6.12%	111,600	-22.83%	93,708	111,122	-15.67%
Walker County	163,959	145,462	12.72%	101,828	61.02%	126,960	134,307	-5.47%
Average Sales Price Average	134,019	132,954	0.80%	124,479	7.66%	126,248	147,844	-14.61%

AVERAGE DAYS on the MARKET

Statewide	Current Month October-09	Last Month September-09	% Difference	Last Year October-08	% Difference	YTD* October-09	YTD * October-08	% Difference
Average Days Home * On Market	147.6	163.3	-9.59%	145.7	1.28%	154.1	136.2	13.12%

*The % Difference in the Average Days on Market may appear to at variance due to numbers beyond the decimal created when all markets are averaged.

ASSOCIATION	Current Month October-09	Last Month September-09	% Difference	Last Year October-08	% Difference	YTD October-09	YTD October-08	% Difference
Metro Markets								
Birmingham	101	94	7.45%	101	0.00%	107	99	8.73%
Huntsville	108	94	14.89%	93	16.13%	109	109	0.18%
Mobile	127	116	9.48%	78	62.82%	99	86	15.20%
Montgomery	90	100	-10.00%	99	-9.09%	95	97	-2.68%
Tuscaloosa	112	93	20.43%	123	-8.94%	123	112	9.52%
Average DOM Average	107.6	99.4	8.25%	98.8	8.91%	106.6	100.6	5.96%
Midsized Markets								
Baldwin	201	208	-3.37%	159	26.42%	192	175	9.62%
Calhoun County	104	113	-7.96%	122	-14.75%	121	111	9.58%
Cullman	185	146	26.71%	134	38.06%	176	137	28.57%
Dothan	155	160	-3.13%	147	5.44%	158	144	9.74%
Gadsden	155	167	-7.19%	132	17.42%	160	137	17.18%
Lee County	171	194	-11.86%	157	8.92%	171	167	2.46%
Muscle Shoals	100	101	-0.99%	68	47.06%	86	77	12.37%
Phenix City	110	116	-5.17%	122	-9.84%	127	126	0.24%
Wiregrass	133	144	-7.64%	132	0.76%	144	132	9.04%
Average DOM Average	146.0	149.9	-2.59%	130.3	12.02%	148.3	133.9	10.78%
Rural Markets								
Cherokee County	194	185	4.86%	182	6.59%	193	142	35.84%
Covington	163	299	-45.48%	215	-24.19%	197	157	25.54%
Jackson County	93	72	29.17%	159	-41.51%	128	126	1.91%
Lake Martin	230	185	24.32%	244	-5.74%	196	186	5.27%
Marshall County	73	158	-53.80%	142	-48.59%	134	130	3.01%
Monroe County	127	275	-53.82%	187	-32.09%	159	171	-7.04%
Selma	156	360	-56.67%	209	-25.36%	270	195	38.43%
Talladega County	334	226	47.79%	187	78.61%	237	157	50.45%
Walker County	173	149	16.11%	160	8.13%	164	162	1.05%
Average DOM Average	171.4	212.1	-19.17%	187.2	-8.43%	186.2	158.3	17.62%

TOTAL HOMES LISTED

Statewide	Current Month October-09	Last Month October-09	% Difference	Last Year October-08	% Difference	**Inv./Sales Ratio of Oct. 09
Total Homes Listed	40,363	40,509	-0.36%	42,681	-5.43%	11.2

ASSOCIATION	Current Month October-09	Last Month September-09	% Difference	Last Year October-08	% Difference	**Inv./Sales Ratio
Metro Markets						
Birmingham	10,282	10,419	-1.31%	11,360	-9.49%	11.0
Huntsville	6,022	6,123	-1.65%	6,381	-5.63%	7.9
Mobile	3,485	3,438	1.37%	3,365	3.57%	10.5
Montgomery	3,085	3,106	-0.68%	3,300	-6.52%	8.8
Tuscaloosa	1,806	1,755	2.91%	1,899	-4.90%	14.1
Subtotal	24,680	24,841	-0.65%	26,305	-6.18%	9.8

Midsized Markets						
Baldwin	4,687	4,734	-0.99%	5,284	-11.30%	20.1
Calhoun County	1,021	1,020	0.10%	1,144	-10.75%	12.8
Cullman	768	787	-2.41%	804	-4.48%	16.3
Dothan	1,096	1,048	4.58%	1,015	7.98%	11.1
Gadsden	739	767	-3.65%	751	-1.60%	12.3
Lee County	1,164	1,192	-2.35%	1,252	-7.03%	17.4
Muscle Shoals	1,136	1,147	-0.96%	1,194	-4.86%	10.5
Phenix City	1,051	864	21.64%	886	18.62%	9.0
Wiregrass	997	933	6.86%	844	18.13%	14.0
Subtotal	12,659	12,492	1.34%	13,174	-3.91%	14.4

Rural Markets						
Cherokee County	253	248	2.02%	249	1.61%	14.1
Covington	309	330	-6.36%	341	-9.38%	13.4
Jackson County	183	186	-1.61%	221	-17.19%	9.2
Lake Martin	613	704	-12.93%	722	-15.10%	19.8
Marshall County	733	771	-4.93%	739	-0.81%	13.6
Monroe County	138	150	-8.00%	140	-1.43%	19.7
Selma	169	170	-0.59%	177	-4.52%	12.1
Talladega County	248	250	-0.80%	303	-18.15%	22.5
Walker County	378	367	3.00%	310	21.94%	22.2
Subtotal	3,024	3,176	-4.79%	3,202	-5.56%	15.5

NOTE: This representation is based in whole or in part on data supplied by the reporting boards/associations of REALTORS® or their Multiple Listing Service. Alabama Center for Real Estate - University of Alabama does not guarantee and is in no way responsible for its accuracy. Any market data maintained by the Center does not necessarily include information on listings not published at the request of the seller, listings of brokers who are not members of a local board/association or MLS, unlisted properties, rental properties, etc.

The statistics included in this report reflect the residential sales of houses, condominiums, and townhomes.

Numbers in red indicate negative numbers.

(Note: A negative number in the Average Days on Market indicates an improvement.)

Historical Monthly Housing Statistics are available on the web at Alabama Center for Real Estate's homepage:

www.acre.cba.ua.edu