ACRE
ALABAMA CENTER for REAL ESTATE
THE UNIVERSITY OF ALABAMA

CORPORATE ACRE CABINET
Building Alabama's Multimedia Real Estate Network

Alabama New Construction Report – June 2013

Monthly Indicators	Recent Figures					Trends
Permits	**Current Month**	June	2013	**791**		* 2012 Permits in Alabama ended up 8.4% compared to 2011. In comparison, south region permits were up 22% & US permits up 19%.
June permits have increased 1.3 percent from last month. Figures also show an increase of 8.5 percent from June '12.	vs. Prior Month	May	2013	**781**	**1.3%**	* Alabama permits were up 8.5% compared to June 2012. In comparison, south region permits were up 21% & US permits up 27%.
	vs. Last Year (YoY)	June	2012	**729**	**8.5%**	
	vs. 3-Yr Avg	June	'10-'12	**746**	**6.0%**	
	Year-to-Date	June	2013	**4,420**		
	vs. Last Year (YoY)	June	2012	**4,071**	**8.6%**	
Starts	**Current Month**	June	2013	**780**		* 2012 Housing Starts in Alabama ended up 6.5% from 2011. In comparison, South Region Starts are up 21% & US Starts are up 17%.
June starts have increased 1.1 percent from May '13. June '13 figures show an increase of 5.9 percent from June '12.	vs. Prior Month	May	2013	**772**	**1.1%**	* The favorable momentum continued in June - up 6 % compared to June'12. In comparison, south region starts were up 25% & US up 28%.
	vs. Last Year (YoY)	June	2012	**737**	**5.9%**	
	vs. 3-Yr Avg	June	'10-'12	**724**	**7.7%**	
	Year to Date	June	2013	**4,252**		
	vs.Prior Year	June	2012	**3,858**	**10.2%**	

State **Commentary**

June new home sales slipped 8.1% from the same period last year. Sales also decreased by 4 .2% from the prior month. Consensus among industry experts is that the recent abrupt uptick in interest rates result in the dip this month. Sales year -to-date through June remain 8.3% ahead of last year. In 2012, new home sales in Alabama improved by 7.2% compared to 2011 - this was a significant improvement from both 2011 & 2010 when sales were down 13% from the prior year. Average days on market of 118 ticked up 6% from June 2012.

Statewide new construction inventory is approximately 11.0% higher than last June and unchanged from last month. Home builde r's continue to bring more product to the market in response to the uptick in overall demand.

According to the Alabama Dept. of Industrial Relations, statewide related construction employment in June improved 2% (1,300 jobs) to 66,500 from last month and from the same month a year ago.

While overall sales have improved during the first six months of the year, market challenges remain including tepid economic growth and to a smaller degree, competition from distressed existing home inventory. Challenging appraisals and other underwriting guidelines are still appli cable in today's market - and now the uptick in interest rates can be added to this list. An important note, the balance between supply & demand reversed course in June. Months of new home supply in June was 4.9 months compared to 4.7 months in May 2013 (up 4.3%) and 4.1 months in June 20 12 (up 19.5%).

Year-to-date, 13 of 27 or 48% of associations report positive housing start growth compared to 2012.

Local

18 out of the 27 associations (67% - up from 37% in May) reported building permit gains from the prior month while 14 associations (52% - down from 63% from May) experienced gains in housing starts. Fourteen associations (52% - up from 44% last month) experienced an increase from their June'12 monthly housing starts. Year-to-date, the top five markets by positive percentage change in housing starts: Dothan/Wiregrass (171%), South Alabama (154%), Athens/Limestone (75%), Baldwin County (38%) and Greater Morgan County (26%). Here is a look at YTD Starts from select markets from across the state: Birmingham (22%), Greater Montgomery (21%), Tuscaloosa (-7%), Lee County (22%), and Mobile (-19%) .

© 2013 ACRE All Rights Reserved

***NOTE:** This representation is based in whole or in part on data supplied by the reporting municipalities/boards/associations. ACRE does not guarantee and is in no way responsible for its accuracy.*

ACRE
ALABAMA CENTER for REAL ESTATE
THE UNIVERSITY OF ALABAMA

CORPORATE ACRE CABINET
Building Alabama's Multimedia Real Estate Network

New Construction Report - June 2013

NEW SINGLE FAMILY BUILDING PERMIT STATISTIC TOTALS

	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	YTD June-13	YTD June-12	% Difference
Alabama State Total	791	781	1.3%	729	8.5%	4,420	4,071	8.6%
South Total*	29,200	32,100	-9.0%	24,100	21.2%	169,600	133,000	27.5%
United States Total*	56,900	62,300	-8.7%	44,800	27.0%	313,000	243,100	28.8%

*Source Data: U.S. Census Bureau

NEW SINGLE FAMILY BUILDING PERMITS BY AREA

Association	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	YTD June-13	YTD June-12	% Difference
Athens/Limestone **	48	25	92.0%	14	242.9%	140	70	100.0%
Baldwin County **	101	117	-13.7%	83	21.7%	591	461	28.2%
Blount County	0	0	N/A	0	N/A	0	0	N/A
Chilton County	1	2	-50.0%	0	N/A	7	3	N/A
Cullman County	7	2	250.0%	0	#DIV/0!	17	16	6.3%
Dekalb County **	1	2	-50.0%	3	-66.7%	10	13	-23.1%
Enterprise	12	7	71.4%	9	33.3%	41	53	-22.6%
Greater Birmingham **	141	146	-3.4%	126	11.6%	840	692	21.4%
Greater Calhoun County **	1	4	-75.0%	9	-88.9%	24	21	12.5%
Greater Gadsden **	12	6	100.0%	5	140.0%	47	35	34.3%
Greater Montgomery	37	64	-42.2%	29	27.6%	272	218	24.8%
Greater Morgan County **	15	13	15.4%	12	25.0%	93	76	22.4%
Dothan & Wiregrass Area	26	14	85.7%	14	85.7%	125	49	155.1%
Metropolitan Mobile**	69	39	76.9%	46	50.0%	273	327	-16.5%
Tuscaloosa**	56	60	-6.7%	55	1.8%	340	367	-7.4%
Huntsville/Madison **	161	157	2.5%	193	-16.6%	916	985	-7.0%
Jackson County **	1	1	0.0%	1	0.0%	6	13	-53.8%
Lee County	54	62	-12.9%	48	12.5%	360	298	20.8%
Macon County	0	1	-100.0%	0	N/A	3	0	N/A
Marshall County **	6	16	-62.5%	26	-76.9%	66	94	-29.8%
Muscle Shoals **	14	11	27.3%	9	55.6%	89	79	12.7%
Northwest Alabama	0	1	-100.0%	0	#DIV/0!	2	6	-66.7%
Phenix City	9	0	#DIV/0!	24	-62.5%	42	62	-32.3%
South Alabama	6	6	0.0%	1	500.0%	26	10	160.0%
St. Clair County **	10	25	-60.0%	21	-52.4%	78	112	-30.4%
Tallapoosa County	2	0	#DIV/0!	1	100.0%	7	6	16.7%
Walker County	1	0	N/A	0	#DIV/0!	5	5	0.0%

**Source Partner: www.marketgraphicsalabama.com

Process: Every month data is collected from municipalities all around the state, in particular the municipalities' building/inspections department. We also limited our data collection to municipalities with a population of 2500 or greater.
By gathering the number of single family new construction permits that are issued each month it allows observation of growth or decline in the new housing market.

*NOTE: Permit counts may be subject to slight change month over month due to updated permit reports from certain municpalities in previous months

ACRE
ALABAMA CENTER for REAL ESTATE
THE UNIVERSITY OF ALABAMA

Building Alabama's Multimedia Real Estate Network

PROJECTED HOUSING STARTS TOTALS

	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	YTD June-13	YTD June-12	% Difference
Alabama State Total	780	772	1.1%	737	5.9%	4,252	3,858	10.2%
South Total	30,159	30,819	-2.1%	24,045	25.4%	160,925	126,135	27.6%
United States Total	57,990	58,362	-0.6%	45,120	28.5%	294,900	229,721	28.4%

PROJECTED HOUSING STARTS BY LOCAL MARKETS

Association	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	YTD June-13	YTD June-12	% Difference
Athens/Limestone	34	22	58.2%	13	164.2%	122	69	75.4%
Baldwin County	105	109	-3.5%	84	25.8%	593	429	38.4%
Blount County	0	0	N/A	0	N/A	0	0	N/A
Chilton County	1	2	N/A	0	N/A	0	0	N/A
Cullman County	4	2	87.2%	2	100.5%	14	15	-8.4%
Dekalb County	2	2	-31.1%	3	-48.3%	10	13	-23.1%
Enterprise	9	7	28.0%	11	-15.1%	34	49	-30.3%
Greater Birmingham	143	148	-3.3%	123	16.1%	794	650	22.1%
Greater Calhoun County	3	4	-28.3%	6	-56.2%	24	21	16.9%
Greater Gadsden	9	7	32.3%	6	53.3%	44	37	18.2%
Greater Montgomery	48	56	-13.7%	35	39.5%	268	222	20.9%
Greater Morgan County	15	16	-4.6%	14	6.4%	93	74	26.4%
Dothan & Wiregrass Area	21	17	24.7%	13	66.2%	115	43	171.0%
Metropolitan Mobile	53	38	41.1%	50	6.4%	262	323	-18.9%
Tuscaloosa	59	61	-3.4%	62	-4.9%	333	356	-6.6%
Huntsville/Madison	159	157	1.3%	188	-15.5%	874	908	-3.8%
Jackson County	1	1	10.6%	2	-52.3%	11	12	-6.4%
Lee County	60	68	-12.1%	53	12.6%	355	292	21.6%
Macon County	1	1	2.0%	0	N/A	3	0	N/A
Marshall County	11	15	-26.2%	21	-47.8%	66	78	-16.1%
Muscle Shoals	14	15	-7.4%	15	-7.4%	82	71	15.0%
Northwest Alabama	0	0	-6.4%	1	N/A	3	6	-49.4%
Phenix City	5	4	42.7%	12	-57.2%	43	66	-35.8%
South Alabama	6	5	22.1%	2	153.2%	25	10	153.9%
St. Clair County	15	16	-5.0%	20	-23.2%	76	104	-27.3%
Tallapoosa County	1	1	24.7%	1	16.0%	6	7	-17.1%
Walker County	1	0	56.3%	1	-46.2%	5	4	9.0%

*Starts data not available due to that is it a calculated statistic from previous months data that is not available. Some variance in totals due to decimal extension.

© 2013 ACRE All Rights Reserved

NOTE**:** *This representation is based in whole or in part on data supplied by the local municipality's building department.*
Alabama Center for Real Estate - University of Alabama does not guarantee and is in no way responsible for its accuracy.

Defintion: Housing starts are a derived value using a percentage distribution based on the particular region in the United States multiplied times the number of building permits issued in that particular month.

Calculation: The distribution for the South Region is as follows: Same Month as Authorization = 44%; 1 Month Prior = 37%; 2 Months Prior = 9%; 3 Months Prior = 3%; 4 Months or more = 7%

ACRE
ALABAMA CENTER for REAL ESTATE
THE UNIVERSITY OF ALABAMA

Building Alabama's Multimedia Real Estate Network

Metro Market New Construction Report*

(The 5 Metro Alabama Markets Represent +/-70% of the State's New Construction Transactions)

Metro Markets Combined

	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	YTD June-13	YTD June-12	% Difference
Total New Construction Sold	342	357	-4.2%	372	-8.1%	1,866	1,723	8.3%
Number of Units on Market	1,691	1,694	-0.2%	1,524	11.0%	N/A	N/A	N/A
Median Selling Price	$ 232,741	$ 226,208	2.9%	$ 226,766	2.6%	$ 225,096	$ 213,178	5.6%
Average Selling Price	$ 255,754	$ 244,188	4.7%	$ 233,775	9.4%	$ 239,086	$ 228,615	4.6%
Average Days on Market	118	97	21.1%	111	6.1%	107	115	-7.0%

Total New Construction Sold

	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	YTD June-13	YTD June-12	% Difference
Birmingham	120	130	-7.7%	141	-14.9%	647	602	7.5%
Huntsville	114	104	9.6%	126	-9.5%	611	596	2.5%
Mobile	37	38	-2.6%	28	32.1%	214	166	28.9%
Montgomery	50	57	-12.3%	55	-9.1%	266	249	6.8%
Tuscaloosa	21	28	-25.0%	22	-4.5%	128	110	16.4%

Number of Units on Market

	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	I/S Ratio
Birmingham	703	725	-3.0%	680	3.4%	5.9
Huntsville	474	472	0.4%	410	15.6%	4.2
Mobile	163	166	-1.8%	138	18.1%	4.4
Montgomery	219	209	4.8%	176	24.4%	4.4
Tuscaloosa	132	122	8.2%	120	10.0%	6.3

Median Selling Price

	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	YTD June-13	YTD June-12	% Difference
Birmingham	$ 270,315	$ 250,063	8.1%	$ 230,700	17.2%	$ 235,082	$ 220,270	6.7%
Huntsville	$ 234,475	$ 246,450	-4.9%	$ 251,395	-6.7%	$ 236,701	$ 224,350	5.5%
Mobile	$ 180,375	$ 169,300	6.5%	$ 196,786	-8.3%	$ 181,982	$ 179,684	1.3%
Montgomery	$ 238,542	$ 230,277	3.6%	$ 249,950	-4.6%	$ 242,850	$ 228,273	6.4%
Tuscaloosa	$ 240,000	$ 234,950	2.1%	$ 205,000	17.1%	$ 228,867	$ 213,314	7.3%

Average Selling Price

	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	YTD June-13	YTD June-12	% Difference
Birmingham	$ 301,789	$ 281,288	7.3%	$ 260,899	15.7%	$ 265,048	$ 245,768	7.8%
Huntsville	$ 244,571	$ 255,629	-4.3%	$ 244,361	0.1%	$ 249,584	$ 234,792	6.3%
Mobile	$ 204,741	$ 188,724	8.5%	$ 195,845	4.5%	$ 189,887	$ 188,144	0.9%
Montgomery	$ 235,693	$ 244,238	-3.5%	$ 237,808	-0.9%	$ 240,200	$ 227,905	5.4%
Tuscaloosa	$ 291,976	$ 251,061	16.3%	$ 229,960	27.0%	$ 250,715	$ 246,466	1.7%

Average Days on Market

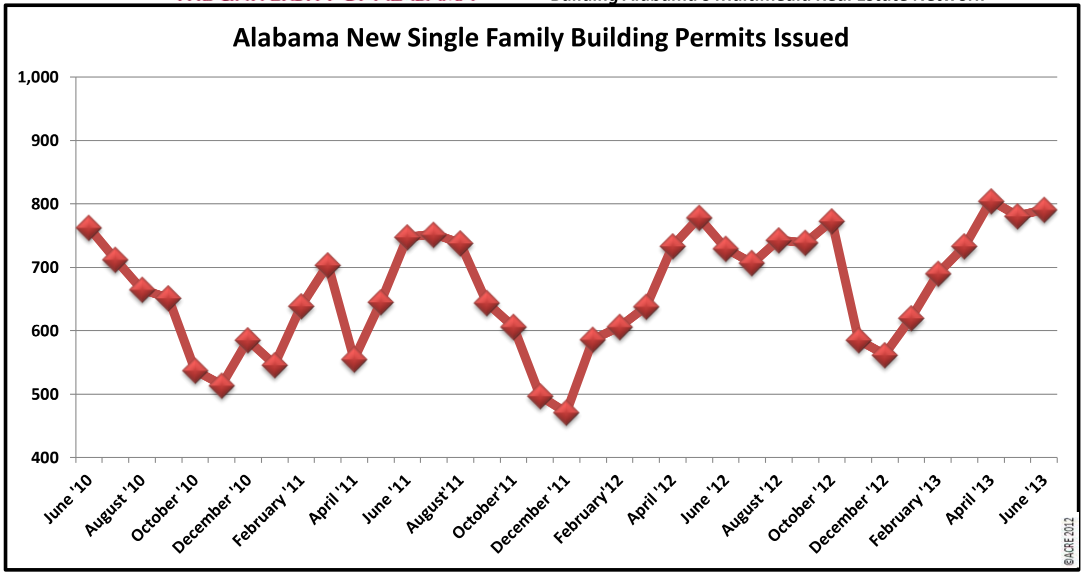
	Current Month June-13	Last Month May-13	% Difference	Last Year June-12	% Difference	YTD June-13	YTD June-12	% Difference
Birmingham	Unavailable	Unavailable	N/A	Unavailable	N/A	Unavailable	Unavailable	N/A
Huntsville	81	72	12.5%	70	15.7%	78	93	-16.2%
Mobile	145	119	21.8%	124	16.9%	126	168	-24.9%
Montgomery	90	98	-8.2%	176	-48.9%	103	105	-2.1%
Tuscaloosa	155	100	55.0%	74	109.5%	122	96	27.7%

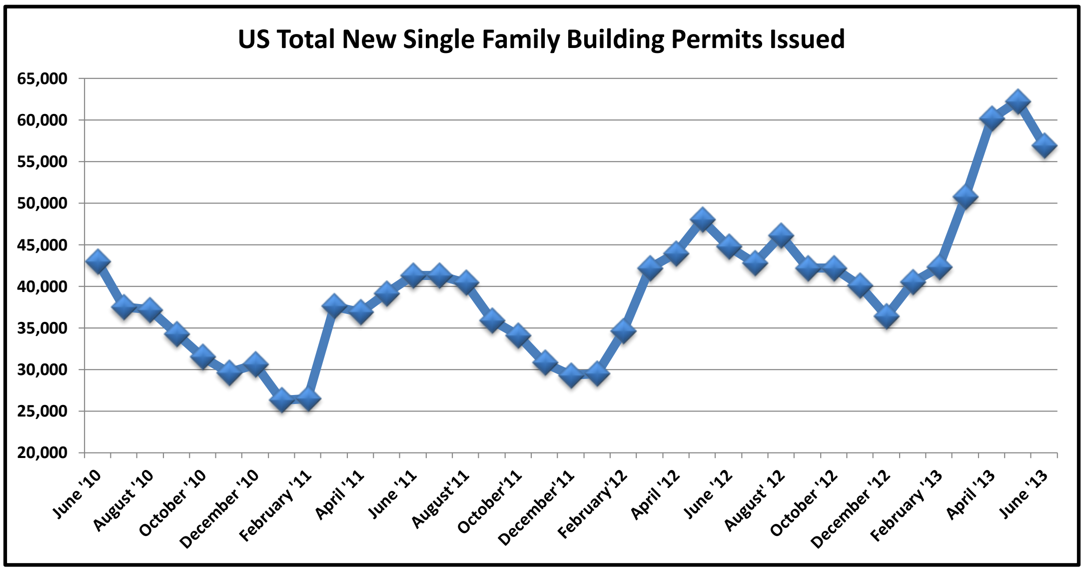
* Source: MLS

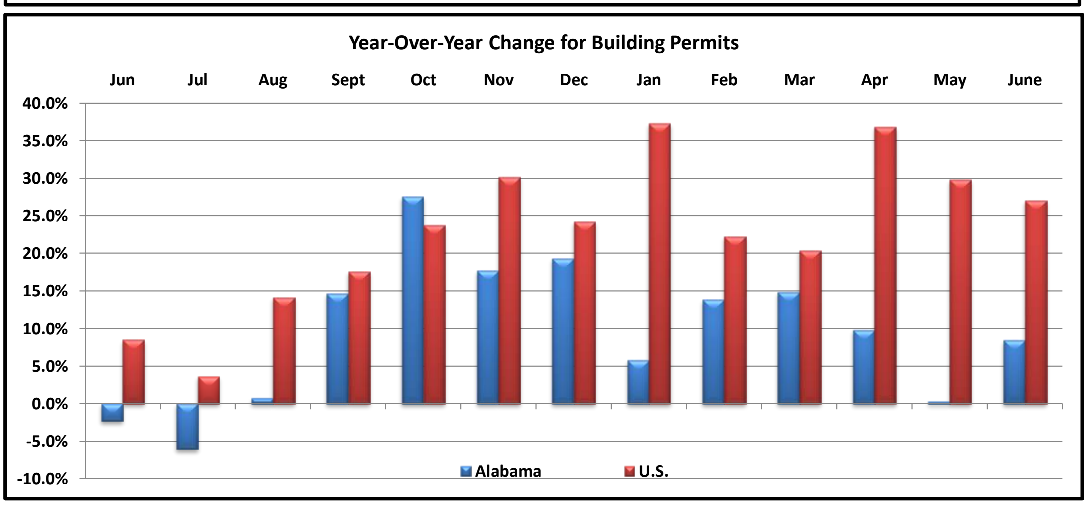
©ACRE 2013
acre.cba.ua.edu

ACRE
ALABAMA CENTER for REAL ESTATE
THE UNIVERSITY OF ALABAMA

CORPORATE ACRE CABINET
Building Alabama's Multimedia Real Estate Network







©ACRE 2013
acre.cba.ua.edu

Report Compliments of: **ACRE Corporate Cabinet**
http://acre.cba.ua.edu/page.php?id=67