



## Alabama Home Sales Report - May 2010

### STATEWIDE STATISTICS

Statewide	Current Month May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	YTD* May-10	YTD * May-09	% Difference	**Inv./Sales Ratio of May 2010
<b>Total Homes Sold</b>	4,082	3,834	6.47%	3,318	23.03%	15,904	13,832	14.98%	10.3
<b>Median Selling Price</b>	127,454	118,074	7.94%	126,346	0.88%	120,050	120,951	-0.75%	
<b>Average Selling Price</b>	148,049	139,347	6.24%	147,472	0.39%	140,779	139,069	1.23%	
<b>Average Days on Market*</b>	143.9	141.2	1.87%	153.5	-6.28%	146.7	148.6	-1.24%	
<b>Total Homes Listed</b>	41,935	41,007	2.26%	39,634	5.81%				

Beginning December, 2009, a correction was made to remove an overcount reporting of two segments reported in error. This correction was made to all months in previous years so that YOY comparisons reflect a correct percent inc./dec.

\*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 May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	YTD May-10	YTD May-09	% Difference	**Inv./Sales Ratio
<b>Metro Markets</b>									
Birmingham	1,120	1,061	5.56%	959	16.79%	4,368	3,989	9.50%	9.8
Huntsville- Madison Co.	503	410	22.68%	429	17.25%	1,795	1,636	9.72%	6.4
Mobile	360	321	12.15%	296	21.62%	1,383	1,269	8.98%	10.4
Montgomery	390	342	14.04%	292	33.56%	1,463	1,195	22.43%	8.4
Tuscaloosa	212	170	24.71%	154	37.66%	734	593	23.78%	9.1
<b>Subtotal</b>	<b>2,585</b>	<b>2,304</b>	<b>12.20%</b>	<b>2,130</b>	<b>21.36%</b>	<b>9,743</b>	<b>8,682</b>	<b>12.22%</b>	<b>9.0</b>
<b>Midsized Markets</b>									
Baldwin	301	347	-13.26%	287	4.88%	1,356	1,081	25.44%	15.7
Calhoun County	88	90	-2.22%	66	33.33%	384	326	17.79%	14.4
Cullman	55	58	-5.17%	47	17.02%	227	214	6.07%	16.8
Dothan	115	113	1.77%	64	79.69%	457	350	30.57%	10.8
Gadsden	73	65	12.31%	49	48.98%	288	235	22.55%	10.5
Lee County	133	99	34.34%	102	30.39%	414	419	-1.19%	11.4
Decatur-Morgan County	122	134	-8.96%	75	62.67%	479	383	25.07%	8.7
Muscle Shoals	131	142	-7.75%	109	20.18%	529	446	18.61%	9.4
Phenix City	97	94	3.19%	82	18.29%	390	342	14.04%	9.7
Wiregrass	110	93	18.28%	76	44.74%	388	351	10.54%	9.3
<b>Subtotal</b>	<b>1,225</b>	<b>1,235</b>	<b>-0.81%</b>	<b>957</b>	<b>28.00%</b>	<b>4,912</b>	<b>4,147</b>	<b>18.45%</b>	<b>12.0</b>
<b>Rural Markets</b>									
Athens- Limestone County	87	78	11.54%	73	19.18%	352	320	10.00%	9.5
Cherokee County	9	10	-10.00%	8	12.50%	46	33	39.39%	34.3
Covington	20	18	11.11%	23	-13.04%	83	78	6.41%	15.6
Jackson County	18	24	-25.00%	7	157.14%	93	64	45.31%	10.5
Lake Martin	26	34	-23.53%	34	-23.53%	138	105	31.43%	27.9
Marshall County	65	73	-10.96%	52	25.00%	283	225	25.78%	11.6
Monroe County	3	9	-66.67%	5	-40.00%	34	17	100.00%	49.7
Selma	14	15	-6.67%	3	366.67%	52	38	36.84%	12.1
Talladega County	9	12	-25.00%	6	50.00%	46	38	21.05%	26.1
Walker County	21	22	-4.55%	20	5.00%	122	85	43.53%	17.9
<b>Subtotal</b>	<b>272</b>	<b>295</b>	<b>-7.80%</b>	<b>231</b>	<b>17.75%</b>	<b>1,249</b>	<b>1,003</b>	<b>24.53%</b>	<b>14.9</b>



## MEDIAN SELLING PRICE

Statewide	Current Month May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	YTD* May-10	YTD * May-09	% Difference
<b>Median Selling Price</b>	127,454	118,074	7.94%	126,346	0.88%	120,050	120,951	-0.75%

ASSOCIATION	Current Month May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	YTD May-10	YTD May-09	% Difference
<b>Metro Markets</b>								
Birmingham	144,000	145,200	-0.83%	156,000	-7.69%	139,220	138,980	0.17%
Huntsville- Madison County	168,000	157,900	6.40%	174,925	-3.96%	165,340	167,945	-1.55%
Mobile	123,000	132,000	-6.82%	135,000	-8.89%	122,530	128,940	-4.97%
Montgomery	129,900	130,000	-0.08%	135,300	-3.99%	123,260	124,532	-1.02%
Tuscaloosa	149,868	143,569	4.39%	147,250	1.78%	144,147	142,290	1.31%
<b>Median Sales Price Average</b>	<b>142,954</b>	<b>141,734</b>	<b>0.86%</b>	<b>149,695</b>	<b>-4.50%</b>	<b>138,899</b>	<b>140,537</b>	<b>-1.17%</b>
<b>Midsized Markets</b>								
Baldwin	150,900	160,000	-5.69%	199,900	-24.51%	157,680	181,600	-13.17%
Calhoun County	99,950	109,950	-9.10%	113,750	-12.13%	102,160	113,800	-10.23%
Cullman	112,900	84,900	32.98%	125,900	-10.33%	98,020	107,010	-8.40%
Dothan	139,900	138,000	1.38%	123,850	12.96%	137,970	132,290	4.29%
Gadsden	102,500	79,000	29.75%	107,000	-4.21%	90,180	98,180	-8.15%
Lee County	158,040	160,000	-1.23%	180,000	-12.20%	167,138	167,275	-0.08%
Decatur-Morgan County	124,250	116,000	7.11%	120,000	3.54%	119,050	114,280	4.17%
Muscle Shoals	105,000	89,900	16.80%	119,500	-12.13%	99,020	108,500	-8.74%
Phenix City	152,000	148,950	2.05%	143,925	5.61%	145,075	146,205	-0.77%
Wiregrass	128,250	125,000	2.60%	142,000	-9.68%	132,730	142,193	-6.66%
<b>Median Sales Price Average</b>	<b>127,369</b>	<b>121,170</b>	<b>5.12%</b>	<b>137,583</b>	<b>-7.42%</b>	<b>124,902</b>	<b>131,133</b>	<b>-4.75%</b>
<b>Rural Markets</b>								
Athens- Limestone County	125,000	133,000	-6.02%	140,000	-10.71%	132,973	140,500	-5.36%
Cherokee County	130,000	141,500	-8.13%	74,305	74.95%	130,880	98,641	32.68%
Covington	69,900	89,075	-21.53%	89,900	-22.25%	76,735	80,555	-4.74%
Jackson County	105,000	100,000	5.00%	137,000	-23.36%	84,700	96,000	-11.77%
Lake Martin	365,000	189,400	92.71%	222,000	64.41%	206,880	192,676	7.37%
Marshall County	81,100	89,900	-9.79%	105,000	-22.76%	86,180	106,960	-19.43%
Monroe County	78,000	60,000	30.00%	24,900	213.25%	84,250	61,382	37.26%
Selma	102,500	80,500	27.33%	65,000	57.69%	83,550	60,278	38.61%
Talladega County	69,500	69,100	0.58%	78,250	-11.18%	74,390	81,490	-8.71%
Walker County	71,900	79,000	-8.99%	98,000	-26.63%	97,180	91,280	6.46%
<b>Median Sales Price Average</b>	<b>119,790</b>	<b>103,148</b>	<b>16.13%</b>	<b>103,436</b>	<b>15.81%</b>	<b>105,772</b>	<b>100,976</b>	<b>4.75%</b>

### AVERAGE SELLING PRICE

Statewide	Current Month May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	YTD* May-10	YTD * May-09	% Difference
<b>Average Selling Price</b>	148,049	139,347	6.24%	147,472	0.39%	140,779	139,069	1.23%

ASSOCIATION	Current Month May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	YTD May-10	YTD May-09	% Difference
<b>Metro Markets</b>								
Birmingham	166,910	171,992	-2.95%	185,713	-10.12%	161,337	166,966	-3.37%
Huntsville- Madison County	193,602	181,494	6.67%	198,571	-2.50%	186,787	190,646	-2.02%
Mobile	139,654	156,294	-10.65%	153,340	-8.93%	139,095	144,650	-3.84%
Montgomery	149,729	143,181	4.57%	153,083	-2.19%	144,080	138,198	4.26%
Tuscaloosa	163,914	162,675	0.76%	170,379	-3.79%	164,708	165,752	-0.63%
<b>Average Sales Price Average</b>	<b>162,762</b>	<b>163,127</b>	<b>-0.22%</b>	<b>172,217</b>	<b>-5.49%</b>	<b>159,201</b>	<b>161,242</b>	<b>-1.27%</b>
<b>Midsized Markets</b>								
Baldwin	208,909	203,852	2.48%	240,750	-13.23%	207,392	228,103	-9.08%
Calhoun County	108,836	113,144	-3.81%	121,485	-10.41%	112,176	123,837	-9.42%
Cullman	121,931	98,674	23.57%	183,801	-33.66%	116,442	138,124	-15.70%
Dothan	151,601	150,713	0.59%	144,928	4.60%	153,602	144,758	6.11%
Gadsden	109,972	89,477	22.91%	109,684	0.26%	101,754	106,049	-4.05%
Lee County	188,209	184,183	2.19%	199,277	-5.55%	184,191	191,883	-4.01%
Decatur-Morgan County	140,376	120,869	16.14%	134,211	4.59%	136,707	129,612	5.47%
Muscle Shoals	126,494	111,935	13.01%	122,611	3.17%	119,287	120,754	-1.22%
Phenix City	149,162	143,731	3.78%	144,971	2.89%	143,168	146,713	-2.42%
Wiregrass	132,219	144,174	-8.29%	146,718	-9.88%	142,468	146,977	-3.07%
<b>Average Sales Price Average</b>	<b>143,771</b>	<b>136,075</b>	<b>5.66%</b>	<b>154,844</b>	<b>-7.15%</b>	<b>141,719</b>	<b>147,681</b>	<b>-4.04%</b>
<b>Rural Markets</b>								
Athens- Limestone County	149,129	156,104	-4.47%	153,156	-2.63%	147,955	157,212	-5.89%
Cherokee County	162,322	151,400	7.21%	92,114	76.22%	146,459	112,963	29.65%
Covington	95,255	108,669	-12.34%	95,565	-0.32%	96,057	90,408	6.25%
Jackson County	163,942	106,411	54.06%	117,726	39.26%	110,981	102,754	8.01%
Lake Martin	394,270	275,122	43.31%	343,263	14.86%	295,750	263,543	12.22%
Marshall County	123,160	120,834	1.92%	157,305	-21.71%	112,596	133,555	-15.69%
Monroe County	79,333	76,189	4.13%	45,200	75.52%	88,199	66,560	32.51%
Selma	112,843	107,090	5.37%	72,333	56.00%	92,185	76,096	21.14%
Talladega County	90,978	99,071	-8.17%	77,200	17.85%	104,342	85,018	22.73%
Walker County	78,475	106,396	-26.24%	123,423	-36.42%	111,751	105,599	5.83%
<b>Average Sales Price Average</b>	<b>144,971</b>	<b>130,729</b>	<b>10.89%</b>	<b>127,729</b>	<b>13.50%</b>	<b>130,627</b>	<b>119,371</b>	<b>9.43%</b>



### AVERAGE DAYS on the MARKET

Statewide	Current Month May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	YTD* May-10	YTD * May-09	% Difference
Average Days Home * On Market	143.9	141.2	1.87%	153.5	-6.28%	146.7	148.6	-1.24%

\*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 May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	YTD May-10	YTD May-09	% Difference
<b>Metro Markets</b>								
Birmingham	109	115	-5.22%	109	0.00%	108	112	-3.92%
Huntsville- Madison County	98	110	-10.91%	107	-8.41%	110	102	8.25%
Mobile	119	120	-0.83%	126	-5.56%	124	95	29.98%
Montgomery	87	103	-15.53%	95	-8.42%	98	96	1.66%
Tuscaloosa	111	123	-9.76%	125	-11.20%	127	134	-5.22%
<b>Average DOM Average</b>	<b>104.8</b>	<b>114.2</b>	<b>-8.23%</b>	<b>112.4</b>	<b>-6.76%</b>	<b>113.4</b>	<b>108.0</b>	<b>5.04%</b>
<b>Midsized Markets</b>								
Baldwin	170	175	-2.86%	179	-5.03%	175	185	-5.83%
Calhoun County	94	101	-6.93%	127	-25.98%	102	120	-14.81%
Cullman	140	139	0.72%	181	-22.65%	146	182	-19.98%
Dothan	157	172	-8.72%	147	6.80%	165	154	7.13%
Gadsden	161	166	-3.01%	116	38.79%	163	163	-0.25%
Lee County	167	155	7.74%	181	-7.73%	160	170	-5.90%
Decatur-Morgan County	114	119	-4.20%	125	-8.80%	127	116	9.50%
Muscle Shoals	90	86	4.65%	84	7.14%	93	82	13.11%
Phenix City	126	163	-22.70%	125	0.80%	140	128	9.06%
Wiregrass	133	150	-11.33%	120	10.83%	149	143	3.63%
<b>Average DOM Average</b>	<b>135.2</b>	<b>142.6</b>	<b>-5.19%</b>	<b>138.5</b>	<b>-2.38%</b>	<b>141.8</b>	<b>144.4</b>	<b>-1.79%</b>
<b>Rural Markets</b>								
Athens- Limestone County	125	108	15.74%	130	-3.85%	128	105	22.18%
Cherokee County	212	65	226.15%	154	37.66%	242	180	34.63%
Covington	214	207	3.38%	219	-2.28%	178	174	1.95%
Jackson County	128	89	43.82%	157	-18.47%	103	124	-17.52%
Lake Martin	225	181	24.31%	181	24.31%	191	199	-3.92%
Marshall County	131	148	-11.49%	167	-21.56%	121	120	1.51%
Monroe County	85	253	-66.40%	109	-22.02%	185	146	26.92%
Selma	253	133	90.23%	373	-32.17%	164	293	-44.06%
Talladega County	181	197	-8.12%	233	-22.32%	199	226	-12.19%
Walker County	167	153	9.15%	168	-0.60%	173	164	5.49%
<b>Average DOM Average</b>	<b>172.1</b>	<b>153.4</b>	<b>12.19%</b>	<b>189.1</b>	<b>-8.99%</b>	<b>168.3</b>	<b>173.0</b>	<b>-2.74%</b>

### TOTAL HOMES LISTED

Statewide	Current Month May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	**Inv./Sales Ratio of May 2010
<b>Total Homes Listed</b>	41,935	41,007	2.26%	39,634	5.81%	10.3

ASSOCIATION	Current Month May-10	Last Month April-10	% Difference	Last Year May-09	% Difference	**Inv./Sales Ratio
<b>Metro Markets</b>						
Birmingham	11,024	11,002	0.20%	10,782	2.24%	9.8
Huntsville-Madison Co.	3,237	3,152	2.70%	2,879	12.43%	6.4
Mobile	3,749	3,594	4.31%	3,310	13.26%	10.4
Montgomery	3,266	3,195	2.22%	3,104	5.22%	8.4
Tuscaloosa	1,928	1,791	7.65%	1,755	9.86%	9.1
<b>Subtotal</b>	<b>23,204</b>	<b>22,734</b>	<b>2.07%</b>	<b>21,830</b>	<b>6.29%</b>	<b>9.0</b>
<b>Midsize Markets</b>						
Baldwin	4,734	4,644	1.94%	4,923	-3.84%	15.7
Calhoun County	1,264	1,165	8.50%	1,055	19.81%	14.4
Cullman	926	923	0.33%	845	9.59%	16.8
Dothan	1,242	1,191	4.28%	1,050	18.29%	10.8
Gadsden	765	757	1.06%	713	7.29%	10.5
Lee County	1,516	1,456	4.12%	1,390	9.06%	11.4
Decatur-Morgan Co.	1,058	1,055	0.28%	943	12.20%	8.7
Muscle Shoals	1,226	1,195	2.59%	1,160	5.69%	9.4
Phenix City	939	955	-1.68%	825	13.82%	9.7
Wiregrass	1,018	958	6.26%	793	28.37%	9.3
<b>Subtotal</b>	<b>14,688</b>	<b>14,299</b>	<b>2.72%</b>	<b>13,697</b>	<b>7.24%</b>	<b>12.0</b>
<b>Rural Markets</b>						
Athens-Limestone Co.	826	812	1.72%	786	5.09%	9.5
Cherokee County	309	273	13.19%	288	7.29%	34.3
Covington	312	298	4.70%	391	-20.20%	15.6
Jackson County	189	186	1.61%	217	-12.90%	10.5
Lake Martin	725	704	2.98%	786	-7.76%	27.9
Marshall County	752	761	-1.18%	751	0.13%	11.6
Monroe County	149	138	7.97%	153	-2.61%	49.7
Selma	170	171	-0.58%	166	2.41%	12.1
Talladega County	235	260	-9.62%	232	1.29%	26.1
Walker County	376	371	1.35%	337	11.57%	17.9
<b>Subtotal</b>	<b>4,043</b>	<b>3,974</b>	<b>1.74%</b>	<b>4,107</b>	<b>-1.56%</b>	<b>14.9</b>

**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](http://www.acre.cba.ua.edu)