ACRE ALABAMA CENTER for REAL ESTATE
THE UNIVERSITY OF ALABAMA

CORPORATE ACRE CABINET
Building Alabama's Multimedia Real Estate Network

Alabama New Construction Report – May 2013

Monthly Indicators	Recent Figures					Trends
Permits	**Current Month**	May	2013	**776**		* 2012 Permits in Alabama ended up 8.4% compared to 2011. In comparison, south region permits were up 22% & US permits up 19%. * Alabama permits were basically unchanged compared to May 2012 - down .3%. In comparison, south region permits were up 28% & US permits up 30%.
May permits have decreased 3.6 percent from last month. Figures also show an decrease of 0.3 percent from May '12.	vs. Prior Month	April	2013	**805**	**-3.6%**	
	vs. Last Year (YoY)	May	2012	**779**	**-0.3%**	
	vs. 3-Yr Avg	May	'10-'12	**584**	**32.9%**	
	Year-to-Date	May	2013	**3,624**		
	vs. Last Year (YoY)	May	2012	**3,342**	**8.4%**	
Starts	**Current Month**	May	2013	**769**		* 2012 Housing Starts in Alabama ended up 6.5% from 2011. In comparison, South Region Starts are up 21% & US Starts are up 17%. * The favorable momentum continued in May - up 15 % compared to May'12. In comparison, south region starts were up 37% & US up 32%.
May starts have increased 3.2 percent from April '13. May '13 figures show an increase of 15.9 percent from May '12.	vs. Prior Month	April	2013	**745**	**3.2%**	
	vs. Last Year (YoY)	May	2012	**664**	**15.9%**	
	vs. 3-Yr Avg	May	'10-'12	**571**	**34.8%**	
	Year to Date	May	2013	**3,472**		
	vs.Prior Year	May	2012	**3,122**	**11.2%**	

State Commentary

May new home sales improved 11.9% from the same period last year. Sales also increased by 10.9% from the prior month. In 2012, new home sales in Alabama improved by 7.2% compared to 2011. This is a significant improvement from both 2011 & 2010 when sales were down 13% from the prior year. Average days on market of 97 is down 12% from May 2012.

Statewide new construction inventory is approximately 8.1% higher than last May and down .8% from last month. Home builder's continue to bring more product to the market in response to the uptick in demand.

According to the Alabama Dept. of Industrial Relations, statewide related construction employment in May improved .9% (600 jobs) to 65,400 from last month but also up .5% (300 jobs) compared to the number of construction jobs from the same month a year ago.

While sales continue to gradually improve, market challenges remain including tepid economic growth and to a much smaller degree, competition from existing home inventory. Challenging appraisals and other underwriting guidelines are still applicable in today's market.

An important note, the balance between supply & demand continued to improve in May. Months of new home supply in May was 4.7 months compared to 5.3 months in April 2013 (down 11.3%) and 4.9 months in May 2012 (down 4.1%).

Year-to-date, 15 of 27 or 56% of associations report positive housing start growth compared to 2012.

Local

10 out of the 27 associations (37% - down from 44% in April) reported building permit gains from the prior month while 17 associations (63% -up from 52% from April) experienced gains in housing starts. Twelve associations (44% - same as last month) experienced an increase from their May'12 monthly housing starts**.** Year-to-date, the top five markets by positive percentage change in housing starts: Dothan/Wiregrass (215%), South Alabama (145%), Athens/Limestone (55%), Greater Calhoun County (54%), and Baldwin County (41%). Here is a look at YTD Starts from select markets from across the state: Birmingham (23%), Greater Montgomery (17%), Tuscaloosa (-7%), Lee County (24%), and Mobile (-23%) .

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 - May 2013

NEW SINGLE FAMILY BUILDING PERMIT STATISTIC TOTALS

	Current Month May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	YTD May-13	YTD May-12	% Difference
Alabama State Total	776	805	-3.6%	779	-0.3%	3,624	3,342	8.4%
South Total*	32,100	31,800	0.9%	25,100	27.9%	140,400	108,900	28.9%
United States Total*	62,300	60,200	3.5%	48,000	29.8%	256,100	198,300	29.1%

*Source Data: U.S. Census Bureau

NEW SINGLE FAMILY BUILDING PERMITS BY AREA

Association	Current Month May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	YTD May-13	YTD May-12	% Difference
Athens/Limestone **	25	22	13.6%	12	108.3%	92	56	64.3%
Baldwin County **	115	107	7.5%	92	25.0%	488	378	29.1%
Blount County	0	0	N/A	0	N/A	0	0	N/A
Chilton County	2	2	0.0%	1	N/A	6	3	N/A
Cullman County	2	3	-33.3%	5	-60.0%	10	16	-37.5%
Dekalb County **	2	3	-33.3%	2	0.0%	9	10	-10.0%
Enterprise	7	8	-12.5%	14	-50.0%	29	44	-34.1%
Greater Birmingham **	144	157	-8.3%	122	17.7%	697	565	23.3%
Greater Calhoun County **	3	3	0.0%	5	-43.8%	22	12	78.4%
Greater Gadsden **	6	8	-25.0%	7	-14.3%	35	30	16.7%
Greater Montgomery	64	54	18.5%	42	52.4%	235	189	24.3%
Greater Morgan County **	13	20	-35.0%	18	-27.8%	78	64	21.9%
Dothan & Wiregrass Area	14	18	-22.2%	14	0.0%	99	35	182.9%
Metropolitan Mobile**	39	35	11.4%	45	-13.3%	204	281	-27.4%
Tuscaloosa**	60	66	-9.1%	69	-13.0%	284	312	-9.0%
Huntsville/Madison **	157	161	-2.5%	200	-21.5%	755	792	-4.7%
Jackson County **	1	1	0.0%	3	-66.7%	5	12	-58.3%
Lee County	62	85	-27.1%	61	1.6%	306	250	22.4%
Macon County	1	0	#DIV/0!	0	N/A	3	0	N/A
Marshall County **	16	16	0.0%	18	-11.1%	60	68	-11.8%
Muscle Shoals **	11	19	-42.1%	21	-47.6%	75	70	7.1%
Northwest Alabama	1	0	#DIV/0!	2	-50.0%	2	6	-66.7%
Phenix City	0	5	-100.0%	1	-100.0%	33	38	-13.2%
South Alabama	6	3	100.0%	3	100.0%	20	9	122.2%
St. Clair County **	25	7	257.1%	18	38.9%	68	91	-25.3%
Tallapoosa County	0	2	-100.0%	1	-100.0%	5	5	0.0%
Walker County	0	0	N/A	2	-100.0%	4	5	-20.0%

**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 May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	YTD May-13	YTD May-12	% Difference
Alabama State Total	769	745	3.2%	664	15.9%	3,472	3,122	11.2%
South Total	30,819	28,695	7.4%	23,244	32.6%	130,766	102,090	28.1%
United States Total	58,362	52,854	10.4%	44,301	31.7%	236,910	184,601	28.3%

PROJECTED HOUSING STARTS BY LOCAL MARKETS

Association	Current Month May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	YTD May-13	YTD May-12	% Difference
Athens/Limestone	22	19	12.6%	9	137.7%	87	56	54.9%
Baldwin County	108	104	4.6%	67	62.7%	487	345	41.2%
Blount County	0	0	N/A	0	N/A	0	0	N/A
Chilton County	2	1	N/A	0	N/A	0	0	N/A
Cullman County	2	2	36.1%	2	24.9%	10	13	-26.1%
Dekalb County	2	2	17.8%	5	-55.0%	9	10	-10.0%
Enterprise	7	7	2.2%	8	-8.0%	25	39	-34.5%
Greater Birmingham	147	145	1.6%	117	26.0%	650	527	23.4%
Greater Calhoun County	3	4	-20.3%	2	62.4%	22	14	54.6%
Greater Gadsden	7	8	-13.0%	7	-2.1%	34	31	11.4%
Greater Montgomery	56	47	18.5%	36	53.5%	219	187	17.4%
Greater Morgan County	16	17	-5.5%	14	13.0%	78	59	31.2%
Dothan & Wiregrass Area	17	21	-18.9%	6	159.7%	94	30	215.2%
Metropolitan Mobile	38	36	4.7%	68	-44.4%	209	273	-23.5%
Tuscaloosa	61	59	3.4%	56	8.5%	274	295	-6.9%
Huntsville/Madison	157	154	1.7%	149	5.1%	715	720	-0.7%
Jackson County	1	1	44.6%	3	-66.1%	9	9	-6.8%
Lee County	68	68	0.3%	49	38.7%	294	238	23.6%
Macon County	1	0	177.8%	0	N/A	2	0	N/A
Marshall County	15	13	11.0%	17	-11.5%	55	57	-4.5%
Muscle Shoals	15	15	-5.4%	16	-9.5%	69	57	20.8%
Northwest Alabama	0	0	422.2%	2	N/A	3	5	-47.7%
Phenix City	4	7	-46.3%	8	-52.7%	37	54	-31.0%
South Alabama	5	4	8.9%	3	80.8%	19	8	145.3%
St. Clair County	16	10	62.5%	21	-22.0%	60	84	-28.3%
Tallapoosa County	1	1	-32.1%	0	#DIV/0!	5	6	-23.5%
Walker County	0	1	-60.0%	1	-64.4%	4	4	23.6%

*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.

***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

CORPORATE ACRE CABINET
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 May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	YTD May-13	YTD May-12	% Difference
Total New Construction Sold	357	322	10.9%	319	11.9%	1,524	1,351	12.8%
Number of Units on Market	1,694	1,708	-0.8%	1,567	8.1%	N/A	N/A	N/A
Median Selling Price	$ 226,208	$ 221,133	2.3%	$ 209,545	8.0%	$ 223,567	$ 210,460	6.2%
Average Selling Price	$ 244,188	$ 228,239	7.0%	$ 223,150	9.4%	$ 235,753	$ 227,583	3.6%
Average Days on Market	97	118	-17.2%	111	-12.0%	105	116	-9.5%

Total New Construction Sold

	Current Month May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	YTD May-13	YTD May-12	% Difference
Birmingham	130	118	10.2%	118	10.2%	527	461	14.3%
Huntsville	104	91	14.3%	102	2.0%	497	470	5.7%
Mobile	38	39	-2.6%	30	26.7%	177	138	28.3%
Montgomery	57	40	42.5%	52	9.6%	216	194	11.3%
Tuscaloosa	28	34	-17.6%	17	64.7%	107	88	21.6%

Number of Units on Market

	Current Month May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	I/S Ratio
Birmingham	725	710	2.1%	702	3.3%	5.6
Huntsville	472	483	-2.3%	420	12.4%	4.5
Mobile	166	176	-5.7%	154	7.8%	4.4
Montgomery	209	200	4.5%	177	18.1%	3.7
Tuscaloosa	122	139	-12.2%	114	7.0%	4.4

Median Selling Price

	Current Month May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	YTD May-13	YTD May-12	% Difference
Birmingham	$ 250,063	$ 225,517	10.9%	$ 217,740	14.8%	$ 228,035	$ 218,183	4.5%
Huntsville	$ 246,450	$ 234,450	5.1%	$ 207,030	19.0%	$ 237,146	$ 218,941	8.3%
Mobile	$ 169,300	$ 213,415	-20.7%	$ 181,625	-6.8%	$ 182,303	$ 176,263	3.4%
Montgomery	$ 230,277	$ 235,833	-2.4%	$ 224,320	2.7%	$ 243,712	$ 223,937	8.8%
Tuscaloosa	$ 234,950	$ 196,450	19.6%	$ 217,010	8.3%	$ 226,640	$ 214,976	5.4%

Average Selling Price

	Current Month May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	YTD May-13	YTD May-12	% Difference
Birmingham	$ 281,288	$ 252,730	11.3%	$ 248,772	13.1%	$ 257,699	$ 242,742	6.2%
Huntsville	$ 255,629	$ 250,984	1.9%	$ 229,724	11.3%	$ 250,587	$ 232,878	7.6%
Mobile	$ 188,724	$ 197,893	-4.6%	$ 179,895	4.9%	$ 186,916	$ 186,604	0.2%
Montgomery	$ 244,238	$ 232,092	5.2%	$ 232,333	5.1%	$ 241,101	$ 225,924	6.7%
Tuscaloosa	$ 251,061	$ 207,497	21.0%	$ 225,026	11.6%	$ 242,462	$ 249,767	-2.9%

Average Days on Market

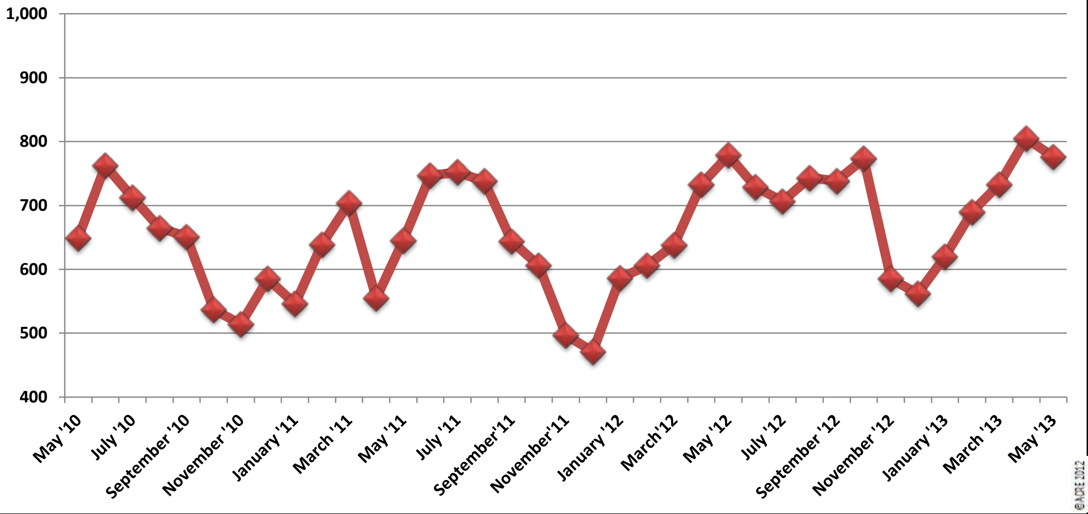
	Current Month May-13	Last Month April-13	% Difference	Last Year May-12	% Difference	YTD May-13	YTD May-12	% Difference
Birmingham	Unavailable	Unavailable	N/A	Unavailable	N/A	Unavailable	Unavailable	N/A
Huntsville	72	93	-22.6%	87	-17.2%	77	97	-20.8%
Mobile	119	125	-4.8%	139	-14.4%	122	177	-30.8%
Montgomery	98	151	-35.1%	108	-9.3%	106	91	16.0%
Tuscaloosa	100	101	-1.0%	108	-7.4%	116	100	15.6%

* Source: MLS

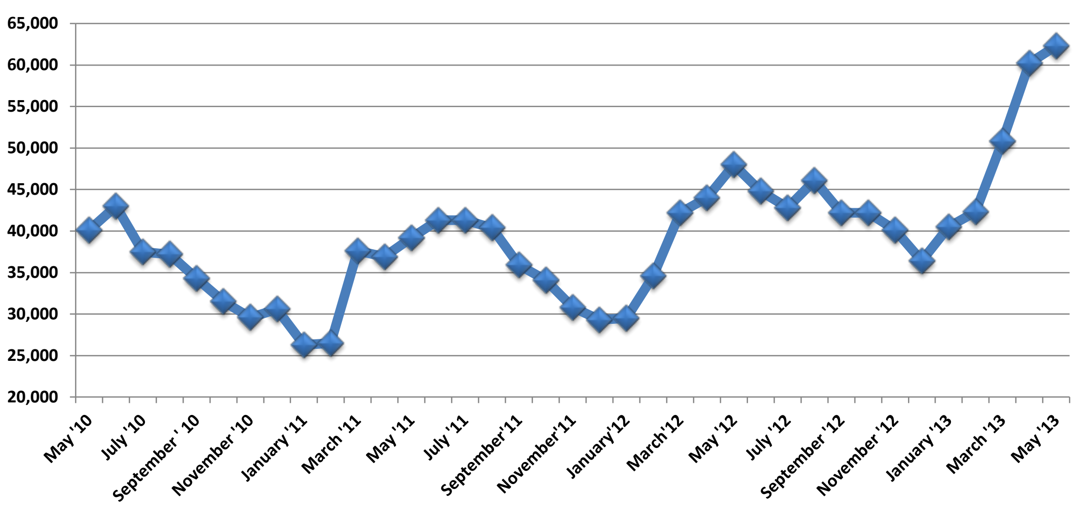
ALABAMA CENTER for REAL ESTATE
THE UNIVERSITY OF ALABAMA

Building Alabama's Multimedia Real Estate Network

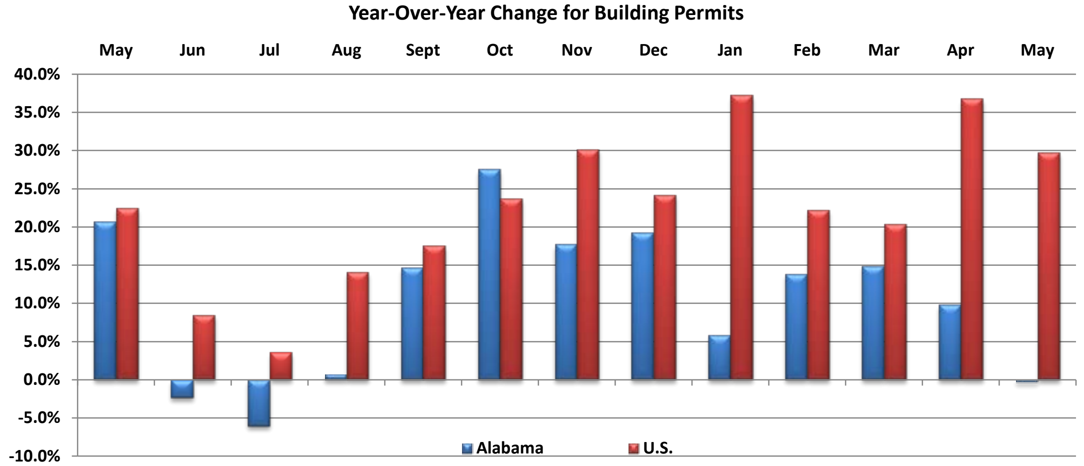
Alabama New Single Family Building Permits Issued



US Total New Single Family Building Permits Issued



Year-Over-Year Change for Building Permits



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