Monthly Indicators

Entire ValleyMLS.com Service Area



March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

New Listings increased 15.5 percent for Single Family homes and 9.3 percent for Townhouse/Condo homes. Pending Sales increased 2.6 percent for Single Family homes and 12.7 percent for Townhouse/Condo homes. Inventory increased 27.1 percent for Single Family homes and 28.2 percent for Townhouse/Condo homes.

Median Sales Price remained flat at \$305,000 for Single Family homes but decreased 4.3 percent to \$229,500 for Townhouse/Condo properties. Days on Market increased 34.0 percent for Single Family homes and 115.0 percent for Townhouse/Condo homes. Months Supply of Inventory increased 21.9 percent for Single Family homes but remained flat for Townhouse/Condo homes.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Quick Facts

+ 5.1%	- 1.5%	+ 27.2%	
Change in	Change in	Change in	
Closed Sales	Median Sales Price	Homes for Sale	
All Properties	All Properties	All Properties	
	Closed Sales	Change in Change in Closed Sales Median Sales Price	Change in Change in Change in Closed Sales Median Sales Price 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. Percent changes are calculated using rounded figures.

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Single Family Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only, which includes Patio Homes.

Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	3-2023 9-2023 3-2024 9-2024 3-2025	1,397	1,614	+ 15.5%	3,706	4,147	+ 11.9%
Pending Sales	3-2023 9-2023 3-2024 9-2024 3-2025	1,213	1,244	+ 2.6%	3,145	3,194	+ 1.6%
Closed Sales	3-2023 9-2023 3-2024 9-2024 3-2025	974	1,006	+ 3.3%	2,533	2,577	+ 1.7%
Days on Market Until Sale	3-2023 9-2023 3-2024 9-2024 3-2025	47	63	+ 34.0%	47	65	+ 38.3%
Median Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$305,000	\$305,000	0.0%	\$305,000	\$305,000	0.0%
Average Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$340,502	\$353,863	+ 3.9%	\$341,056	\$349,484	+ 2.5%
Percent of List Price Received	3-2023 9-2023 3-2024 9-2024 3-2025	98.2%	98.1%	- 0.1%	98.1%	97.8%	- 0.3%
Housing Affordability Index	3-2023 9-2023 3-2024 9-2024 3-2025	95	96	+ 1.1%	95	96	+ 1.1%
Inventory of Homes for Sale	3-2023 9-2023 3-2024 9-2024 3-2025	3,175	4,035	+ 27.1%			_
Months Supply of Inventory	3-2023 9-2023 3-2024 9-2024 3-2025	3.2	3.9	+ 21.9%			_

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

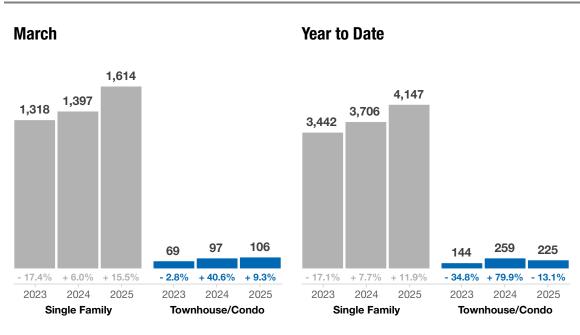


Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	3-2023 9-2023 3-2024 9-2024 3-2025	97	106	+ 9.3%	259	225	- 13.1%
Pending Sales	3-2023 9-2023 3-2024 9-2024 3-2025	55	62	+ 12.7%	169	184	+ 8.9%
Closed Sales	3-2023 9-2023 3-2024 9-2024 3-2025	45	65	+ 44.4%	150	169	+ 12.7%
Days on Market Until Sale	3-2023 9-2023 3-2024 9-2024 3-2025	40	86	+ 115.0%	34	95	+ 179.4%
Median Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$239,900	\$229,500	- 4.3%	\$261,138	\$243,875	- 6.6%
Average Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$254,297	\$244,554	- 3.8%	\$256,418	\$248,100	- 3.2%
Percent of List Price Received	3-2023 9-2023 3-2024 9-2024 3-2025	98.3%	97.9%	- 0.4%	97.7%	97.8%	+ 0.1%
Housing Affordability Index	3-2023 9-2023 3-2024 9-2024 3-2025	121	128	+ 5.8%	111	120	+ 8.1%
Inventory of Homes for Sale	3-2023 9-2023 3-2024 9-2024 3-2025	234	300	+ 28.2%			_
Months Supply of Inventory	3-2023 9-2023 3-2024 9-2024 3-2025	4.7	4.7	0.0%			_

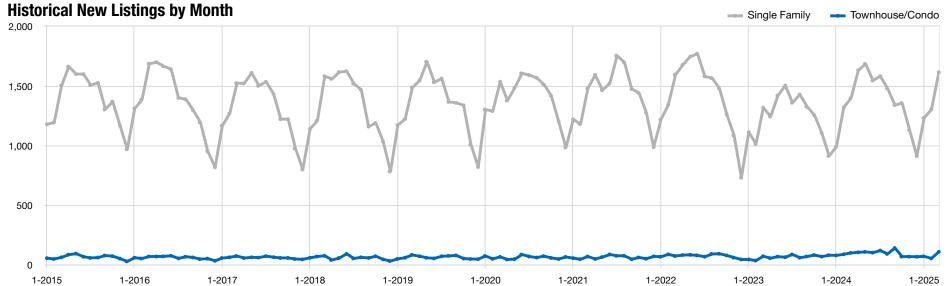
New Listings

A count of the properties that have been newly listed on the market in a given month.





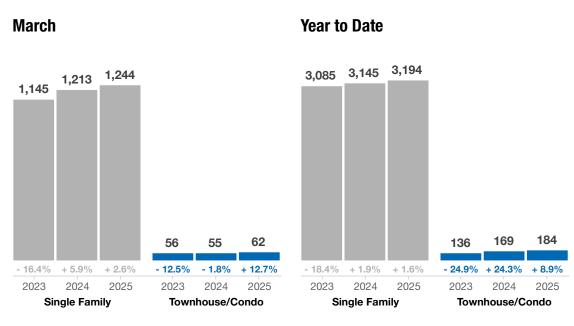
New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	1,632	+ 31.3%	102	+ 92.5%
May-2024	1,685	+ 18.7%	106	+ 60.6%
Jun-2024	1,545	+ 2.8%	99	+ 62.3%
Jul-2024	1,582	+ 16.4%	117	+ 39.3%
Aug-2024	1,479	+ 3.6%	89	+ 56.1%
Sep-2024	1,339	+ 1.1%	138	+ 106.0%
Oct-2024	1,355	+ 8.0%	66	- 16.5%
Nov-2024	1,130	+ 2.3%	66	0.0%
Dec-2024	911	- 0.1%	65	- 16.7%
Jan-2025	1,231	+ 24.5%	68	- 10.5%
Feb-2025	1,302	- 1.4%	51	- 40.7%
Mar-2025	1,614	+ 15.5%	106	+ 9.3%
12-Month Avg	1,400	+ 10.1%	89	+ 21.9%



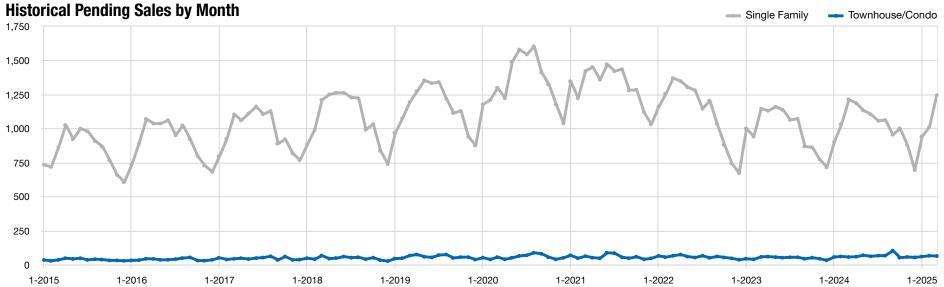
Pending Sales

A count of the properties on which offers have been accepted in a given month.





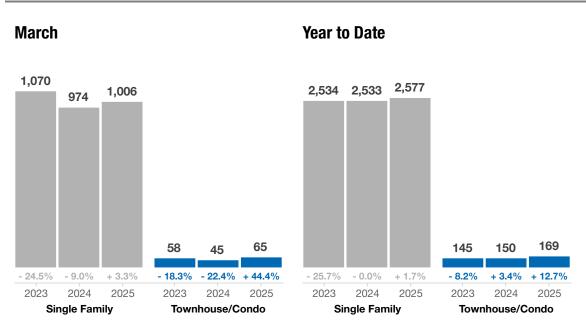
Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	1,186	+ 5.0%	57	- 1.7%
May-2024	1,133	- 2.2%	68	+ 25.9%
Jun-2024	1,104	- 2.9%	60	+ 20.0%
Jul-2024	1,056	- 0.7%	65	+ 22.6%
Aug-2024	1,062	- 0.8%	65	+ 22.6%
Sep-2024	954	+ 10.0%	102	+ 142.9%
Oct-2024	1,000	+ 16.1%	50	0.0%
Nov-2024	878	+ 13.6%	55	+ 31.0%
Dec-2024	694	- 2.9%	52	+ 67.7%
Jan-2025	940	+ 4.4%	58	+ 5.5%
Feb-2025	1,010	- 2.1%	64	+ 8.5%
Mar-2025	1,244	+ 2.6%	62	+ 12.7%
12-Month Avg	1,022	+ 2.9%	63	+ 26.0%



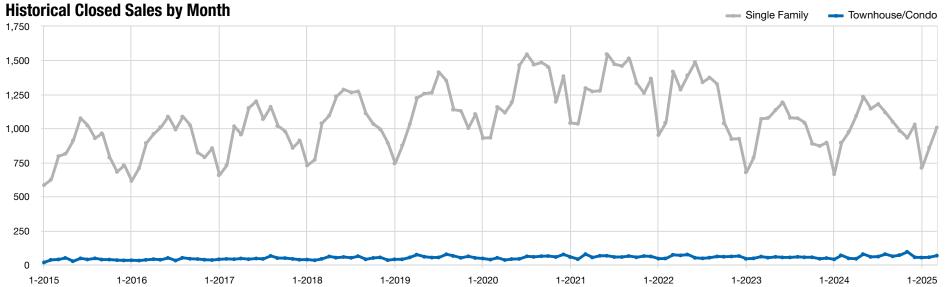
Closed Sales

A count of the actual sales that closed in a given month.





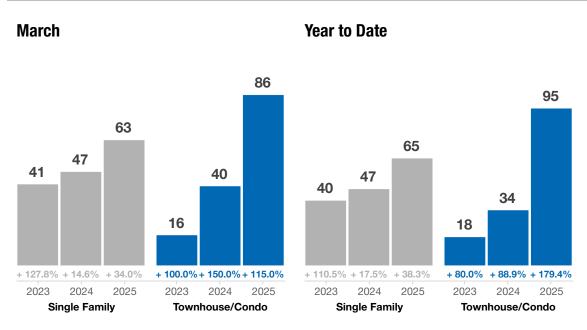
Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	1,093	+ 1.5%	42	- 16.0%
May-2024	1,233	+ 8.5%	76	+ 35.7%
Jun-2024	1,145	- 3.9%	56	+ 7.7%
Jul-2024	1,180	+ 9.5%	58	+ 11.5%
Aug-2024	1,118	+ 4.0%	76	+ 35.7%
Sep-2024	1,049	+ 0.7%	60	+ 13.2%
Oct-2024	983	+ 10.7%	69	+ 30.2%
Nov-2024	931	+ 6.9%	93	+ 121.4%
Dec-2024	1,029	+ 14.8%	53	+ 12.8%
Jan-2025	711	+ 7.1%	51	+ 34.2%
Feb-2025	860	- 3.9%	53	- 20.9%
Mar-2025	1,006	+ 3.3%	65	+ 44.4%
12-Month Avg	1,028	+ 4.7%	63	+ 23.5%



Days on Market Until Sale

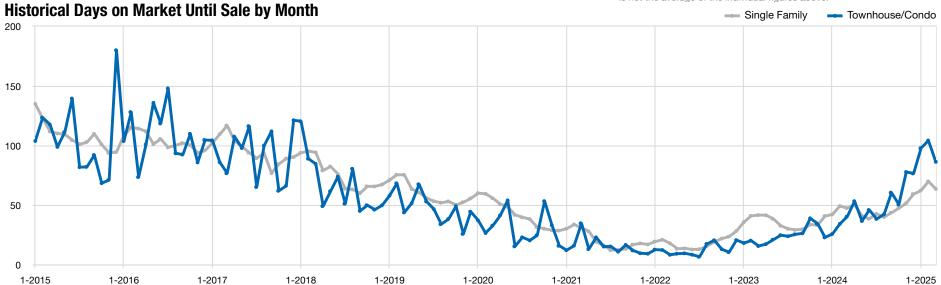
Average number of days between when a property is listed and when an offer is accepted in a given month.





Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	50	+ 22.0%	53	+ 211.8%
May-2024	41	+ 7.9%	37	+ 76.2%
Jun-2024	38	+ 15.2%	46	+ 84.0%
Jul-2024	43	+ 43.3%	38	+ 58.3%
Aug-2024	40	+ 37.9%	42	+ 68.0%
Sep-2024	43	+ 43.3%	60	+ 130.8%
Oct-2024	47	+ 38.2%	50	+ 28.2%
Nov-2024	51	+ 54.5%	78	+ 129.4%
Dec-2024	59	+ 43.9%	76	+ 230.4%
Jan-2025	62	+ 47.6%	98	+ 276.9%
Feb-2025	70	+ 42.9%	104	+ 205.9%
Mar-2025	63	+ 34.0%	86	+ 115.0%
12-Month Avg*	50	+ 34.7%	63	+ 127.3%

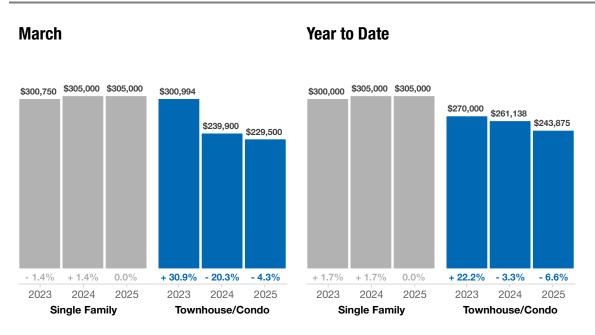
^{*} Days on Market for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



Median Sales Price

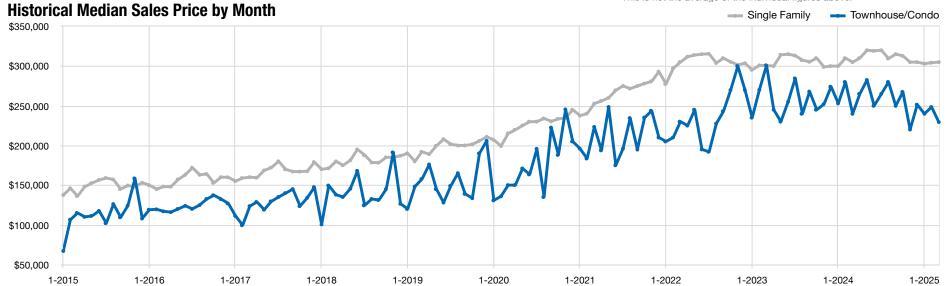
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.





Median Sales Price	Single Family	Year-Over-Year Change	Townhouse /Condo	Year-Over-Year Change
Apr-2024	\$310,000	+ 3.3%	\$265,000	+ 8.2%
May-2024	\$319,900	+ 1.8%	\$282,490	+ 22.8%
Jun-2024	\$319,180	+ 1.3%	\$249,950	- 2.0%
Jul-2024	\$320,000	+ 2.2%	\$264,950	- 6.9%
Aug-2024	\$309,498	+ 0.6%	\$280,000	+ 16.7%
Sep-2024	\$315,000	+ 3.1%	\$249,900	- 6.7%
Oct-2024	\$312,913	+ 0.9%	\$267,500	+ 9.2%
Nov-2024	\$305,000	+ 2.0%	\$220,000	- 12.7%
Dec-2024	\$305,000	+ 1.7%	\$251,400	- 8.2%
Jan-2025	\$303,000	+ 1.0%	\$239,900	- 5.1%
Feb-2025	\$304,244	- 1.9%	\$248,400	- 11.3%
Mar-2025	\$305,000	0.0%	\$229,500	- 4.3%
12-Month Avg*	\$310,000	+ 1.0%	\$251,400	- 1.4%

^{*} Median Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



Average Sales Price

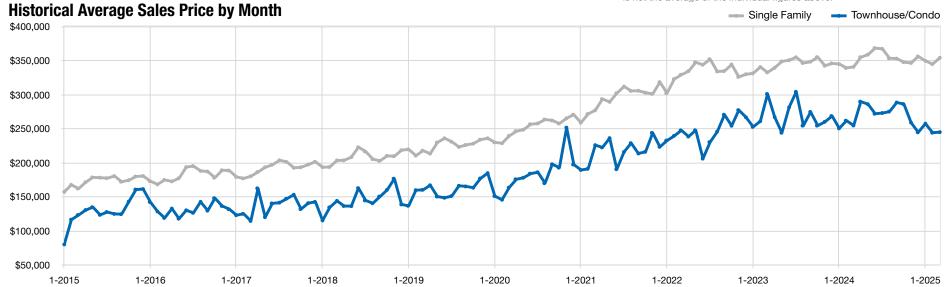
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March		Year to Date	
\$332,362	\$300,685 \$254,297 \$244,554	\$334,429 \$341,056 \$349,484	\$274,245
+ 1.1% + 2.4% + 3.9%	+ 21.7% - 15.4% - 3.8%	+ 4.7% + 2.0% + 2.5%	+ 13.9% - 6.5% - 3.2%
2023 2024 2025	2023 2024 2025	2023 2024 2025	2023 2024 2025
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo

Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Apr-2024	\$354,722	+ 4.6%	\$289,421	+ 8.6%
May-2024	\$358,440	+ 2.9%	\$285,662	+ 17.3%
Jun-2024	\$368,090	+ 5.1%	\$271,607	- 3.3%
Jul-2024	\$367,018	+ 3.5%	\$272,606	- 10.3%
Aug-2024	\$353,120	+ 2.0%	\$274,699	+ 8.1%
Sep-2024	\$352,719	+ 1.4%	\$288,128	+ 5.0%
Oct-2024	\$347,414	- 2.1%	\$285,809	+ 12.5%
Nov-2024	\$346,223	+ 1.2%	\$258,562	- 0.4%
Dec-2024	\$355,848	+ 3.0%	\$244,292	- 8.9%
Jan-2025	\$349,280	+ 1.3%	\$257,088	+ 2.8%
Feb-2025	\$344,538	+ 1.6%	\$243,734	- 6.8%
Mar-2025	\$353,863	+ 3.9%	\$244,554	- 3.8%
12-Month Avg*	\$354,968	+ 2.5%	\$268,239	+ 1.4%

^{*} Avg. Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



Percent of List Price Received





March					Year to Date						
98.4%	98.2%	98.1%	97.9%	98.3%	97.9%	98.0%	98.1%	97.8%	98.1%	97.7%	97.8%
- 2.3%	- 0.2%	- 0.1%	- 3.0%	+ 0.4%	- 0.4%	- 2.4%	+ 0.1%	- 0.3%	- 3.2%	- 0.4%	+ 0.1%
2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
Si	ngle Fan	nily	Town	nhouse/C	ondo	Si	ngle Fan	nily	Town	nhouse/C	ondo

Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change	
Apr-2024	98.2%	- 0.1%	98.1%	- 0.5%	
May-2024	98.5%	- 0.1%	99.0%	+ 1.1%	
Jun-2024	98.7%	- 0.1%	97.7%	- 1.0%	
Jul-2024	98.3%	- 0.2%	98.5%	- 0.2%	
Aug-2024	98.1%	- 0.3%	98.1%	+ 0.2%	
Sep-2024	98.3%	- 0.3%	98.9%	+ 1.3%	
Oct-2024	97.6%	- 0.3%	98.5%	- 0.1%	
Nov-2024	97.7%	- 0.1%	92.3%	- 6.0%	
Dec-2024	97.6%	- 0.3%	97.7%	- 0.7%	
Jan-2025	97.7%	- 0.1%	97.9%	- 0.1%	
Feb-2025	97.7%	- 0.5%	- 0.5% 97.8%		
Mar-2025	98.1%	- 0.1%	97.9%	- 0.4%	
12-Month Avg*	98.1%	- 0.2%	97.5%	- 0.7%	

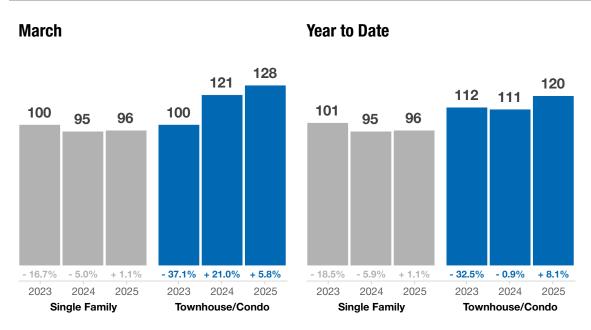
^{*} Pct. of List Price Received for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



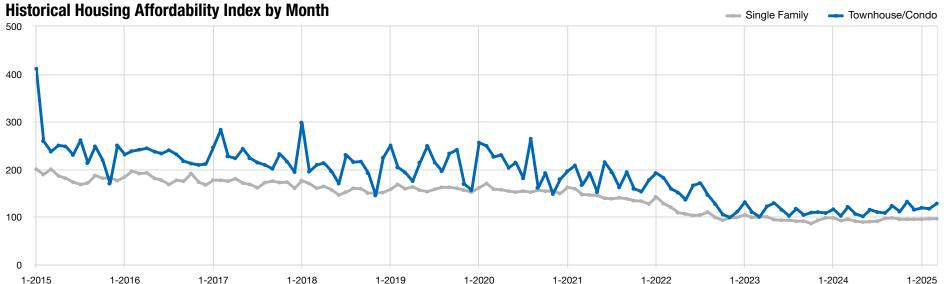
Housing Affordability Index



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



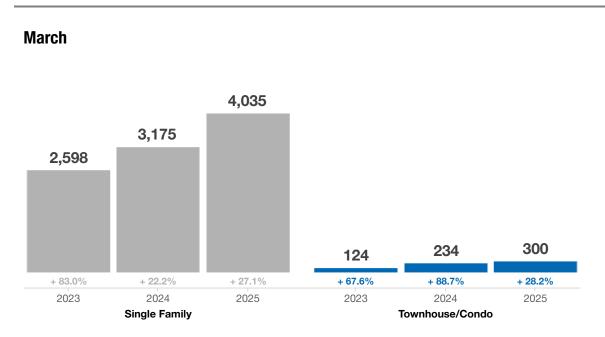
Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change	
Apr-2024	91	- 9.0%	106	- 13.1%	
May-2024	89	- 5.3%	101	- 21.7%	
Jun-2024	90	- 3.2%	115	0.0%	
Jul-2024	91	- 2.2%	110	+ 7.8%	
Aug-2024	97	+ 6.6%	108	- 7.7%	
Sep-2024	98	+ 7.7%	123	+ 18.3%	
Oct-2024	95	+ 10.5%	111	+ 1.8%	
Nov-2024	95	+ 2.2%	132	+ 20.0%	
Dec-2024	95	- 3.1%	115	+ 6.5%	
Jan-2025	95	- 3.1%	119	+ 2.6%	
Feb-2025	96	+ 4.3% 117 +		+ 14.7%	
Mar-2025	96	+ 1.1%	128	+ 5.8%	
12-Month Avg	94	0.0%	115	+ 1.8%	



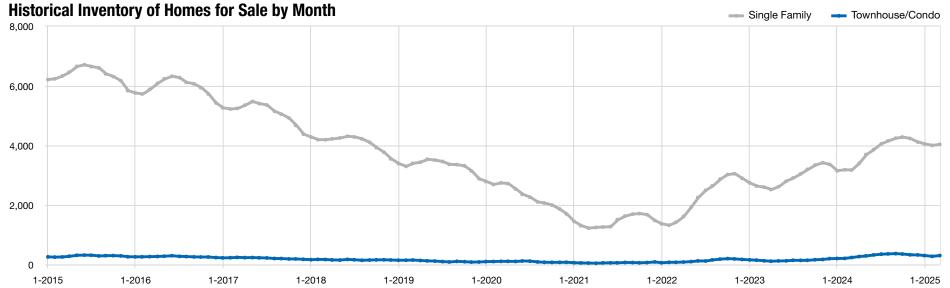
Inventory of Homes for Sale

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





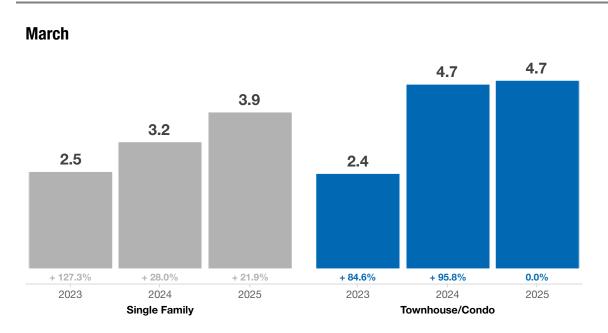
Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change	
Apr-2024	3,400	+ 34.9%	267	+ 142.7%	
May-2024	3,694	+ 41.3%	288	+ 142.0%	
Jun-2024	3,860	+ 37.9%	320	+ 160.2%	
Jul-2024	4,054	+ 39.6%	346	+ 145.4%	
Aug-2024	4,152	+ 36.4%	356	+ 158.0%	
Sep-2024	4,243	+ 32.8%	365	+ 158.9%	
Oct-2024	4,281	+ 28.3%	351	+ 119.4%	
Nov-2024	4,233	+ 23.8%	325	+ 92.3%	
Dec-2024	4,116	+ 22.4%	321	+ 63.8%	
Jan-2025	4,054	+ 28.7%	299	+ 48.8%	
Feb-2025	4,001	+ 25.7%	273	+ 33.2%	
Mar-2025	4,035	+ 27.1%	300	+ 28.2%	
12-Month Avg	4,010	+ 31.1%	318	+ 97.5%	



Months Supply of Inventory

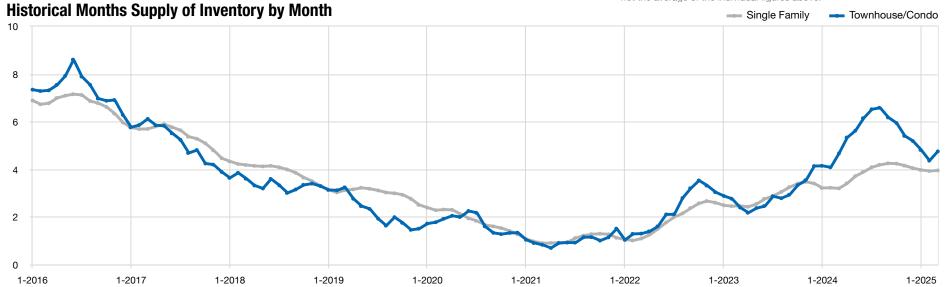
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.





Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change	
Apr-2024	3.4	+ 41.7%	5.3	+ 140.9%	
May-2024	3.7	+ 48.0%	5.6	+ 133.3%	
Jun-2024	3.9	+ 39.3%	6.1	+ 144.0%	
Jul-2024	4.1	+ 41.4%	6.5	+ 124.1%	
Aug-2024	4.2	+ 35.5%	6.6	+ 135.7%	
Sep-2024	4.2	+ 31.3%	6.2	+ 113.8%	
Oct-2024	4.2	+ 23.5%	5.9	+ 78.8%	
Nov-2024	4.2	+ 20.0%	5.4	+ 54.3%	
Dec-2024	4.0	+ 17.6%	5.2	+ 26.8%	
Jan-2025	4.0	+ 25.0%	4.8	+ 17.1%	
Feb-2025	3.9	+ 21.9%	4.4	+ 7.3%	
Mar-2025	3.9	+ 21.9%	4.7	0.0%	
12-Month Avg*	4.0	+ 29.9%	5.6	+ 69.3%	

^{*} Months Supply for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	3-2023 9-2023 3-2024 9-2024 3-2025	1,494	1,720	+ 15.1%	3,965	4,372	+ 10.3%
Pending Sales	3-2023 9-2023 3-2024 9-2024 3-2025	1,268	1,306	+ 3.0%	3,314	3,378	+ 1.9%
Closed Sales	3-2023 9-2023 3-2024 9-2024 3-2025	1,019	1,071	+ 5.1%	2,683	2,746	+ 2.3%
Days on Market Until Sale	3-2023 9-2023 3-2024 9-2024 3-2025	47	65	+ 38.3%	46	67	+ 45.7%
Median Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$304,453	\$300,000	- 1.5%	\$301,800	\$299,995	- 0.6%
Average Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$336,677	\$347,281	+ 3.1%	\$336,315	\$343,248	+ 2.1%
Percent of List Price Received	3-2023 9-2023 3-2024 9-2024 3-2025	98.2%	98.0%	- 0.2%	98.1%	97.8%	- 0.3%
Housing Affordability Index	3-2023 9-2023 3-2024 9-2024 3-2025	95	98	+ 3.2%	96	98	+ 2.1%
Inventory of Homes for Sale	3-2023 9-2023 3-2024 9-2024 3-2025	3,409	4,335	+ 27.2%			_
Months Supply of Inventory	3-2023 9-2023 3-2024 9-2024 3-2025	3.3	4.0	+ 21.2%	_	_	_