

Monthly Indicators

Entire ValleyMLS.com Service Area



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings increased 0.8 percent for Single Family homes but decreased 47.0 percent for Townhouse/Condo homes. Pending Sales increased 14.9 percent for Single Family homes but decreased 6.2 percent for Townhouse/Condo homes. Inventory increased 14.2 percent for Single Family homes but decreased 16.7 percent for Townhouse/Condo homes.

Median Sales Price remained flat at \$319,900 for Single Family homes but decreased 4.7 percent to \$252,500 for Townhouse/Condo properties. Days on Market increased 14.0 percent for Single Family homes and 136.8 percent for Townhouse/Condo homes. Months Supply of Inventory increased 7.3 percent for Single Family homes but decreased 29.2 percent for Townhouse/Condo homes.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

- 7.4%	- 0.5%	+ 11.8%
Change in Closed Sales All Properties	Change in Median Sales Price All Properties	Change in Homes for Sale All Properties

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.

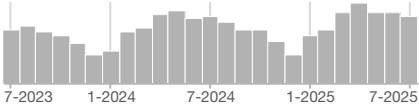
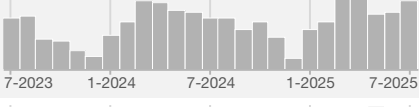
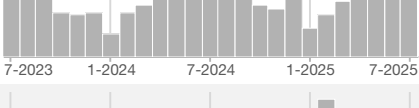
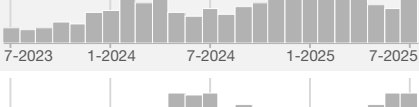

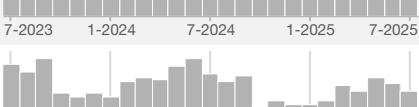

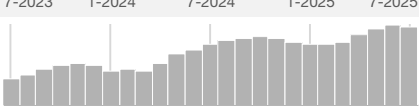
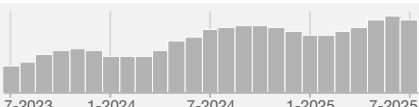

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Single Family Market Overview

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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,583	1,595	+ 0.8%	10,153	10,974	+ 8.1%
Pending Sales		1,058	1,216	+ 14.9%	7,634	7,865	+ 3.0%
Closed Sales		1,180	1,096	- 7.1%	7,185	7,269	+ 1.2%
Days on Market Until Sale		43	49	+ 14.0%	44	55	+ 25.0%
Median Sales Price		\$320,000	\$319,900	- 0.0%	\$313,280	\$310,000	- 1.0%
Average Sales Price		\$367,018	\$366,735	- 0.1%	\$354,646	\$358,119	+ 1.0%
Percent of List Price Received		98.3%	97.9%	- 0.4%	98.3%	98.0%	- 0.3%
Housing Affordability Index		91	91	0.0%	93	94	+ 1.1%
Inventory of Homes for Sale		4,052	4,627	+ 14.2%	—	—	—
Months Supply of Inventory		4.1	4.4	+ 7.3%	—	—	—

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.



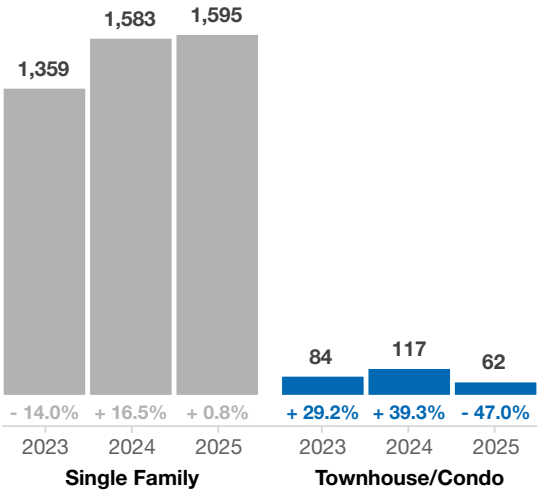
Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		117	62	- 47.0%	684	559	- 18.3%
Pending Sales		65	61	- 6.2%	420	438	+ 4.3%
Closed Sales		58	50	- 13.8%	382	414	+ 8.4%
Days on Market Until Sale		38	90	+ 136.8%	39	90	+ 130.8%
Median Sales Price		\$264,950	\$252,500	- 4.7%	\$265,950	\$242,800	- 8.7%
Average Sales Price		\$272,606	\$270,144	- 0.9%	\$270,549	\$249,549	- 7.8%
Percent of List Price Received		98.5%	97.7%	- 0.8%	98.1%	97.8%	- 0.3%
Housing Affordability Index		110	115	+ 4.5%	109	120	+ 10.1%
Inventory of Homes for Sale		347	289	- 16.7%	—	—	—
Months Supply of Inventory		6.5	4.6	- 29.2%	—	—	—

New Listings

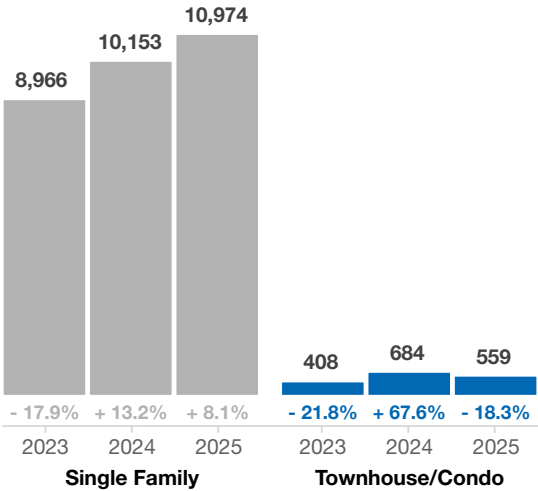
A count of the properties that have been newly listed on the market in a given month.



July

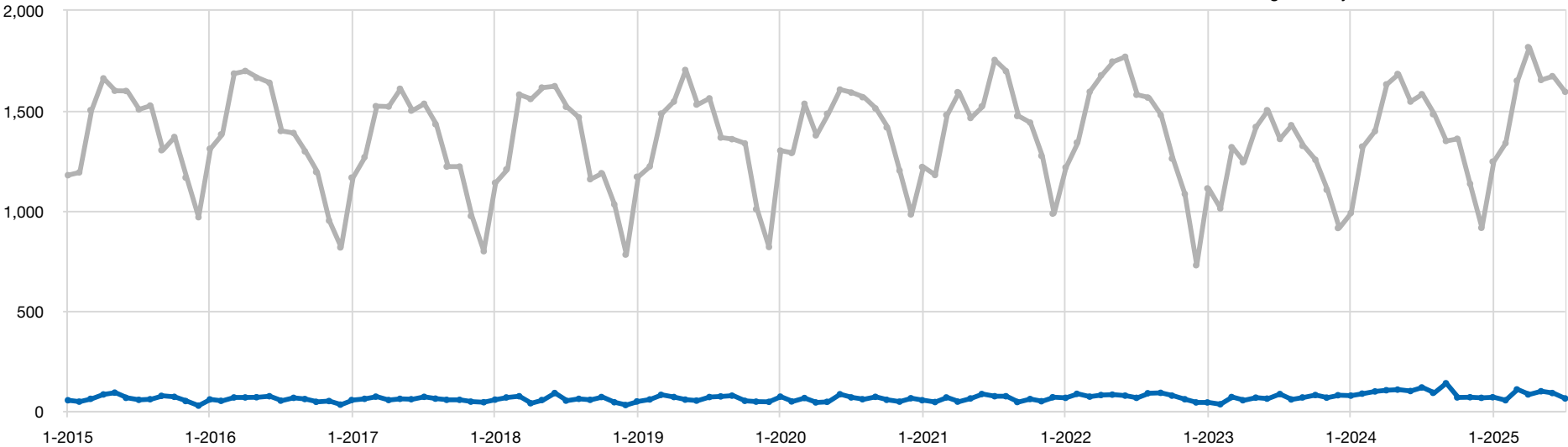


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	1,483	+ 3.9%	90	+ 57.9%
Sep-2024	1,349	+ 1.8%	138	+ 106.0%
Oct-2024	1,360	+ 8.4%	67	- 15.2%
Nov-2024	1,135	+ 2.7%	68	+ 3.0%
Dec-2024	915	+ 0.1%	65	- 16.7%
Jan-2025	1,246	+ 26.0%	68	- 10.5%
Feb-2025	1,338	+ 1.3%	53	- 38.4%
Mar-2025	1,650	+ 18.0%	107	+ 10.3%
Apr-2025	1,818	+ 11.4%	82	- 20.4%
May-2025	1,654	- 1.8%	98	- 7.5%
Jun-2025	1,673	+ 8.2%	89	- 10.1%
Jul-2025	1,595	+ 0.8%	62	- 47.0%
12-Month Avg	1,435	+ 6.5%	82	- 4.7%

Historical New Listings by Month

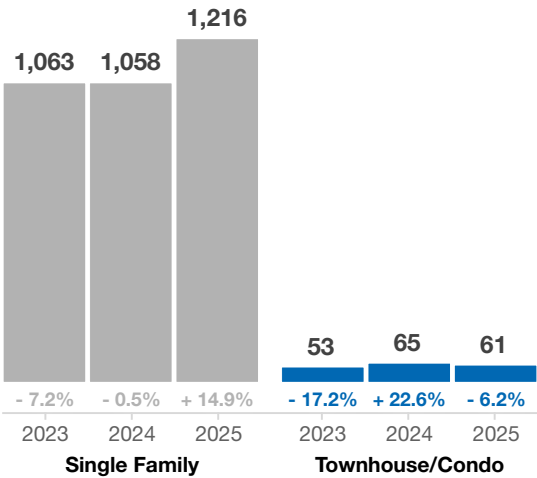


Pending Sales

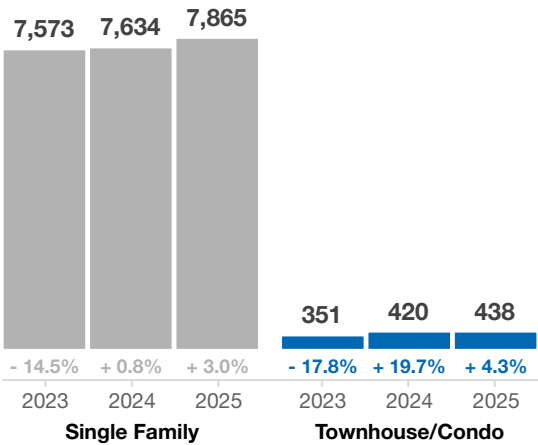
A count of the properties on which offers have been accepted in a given month.



July

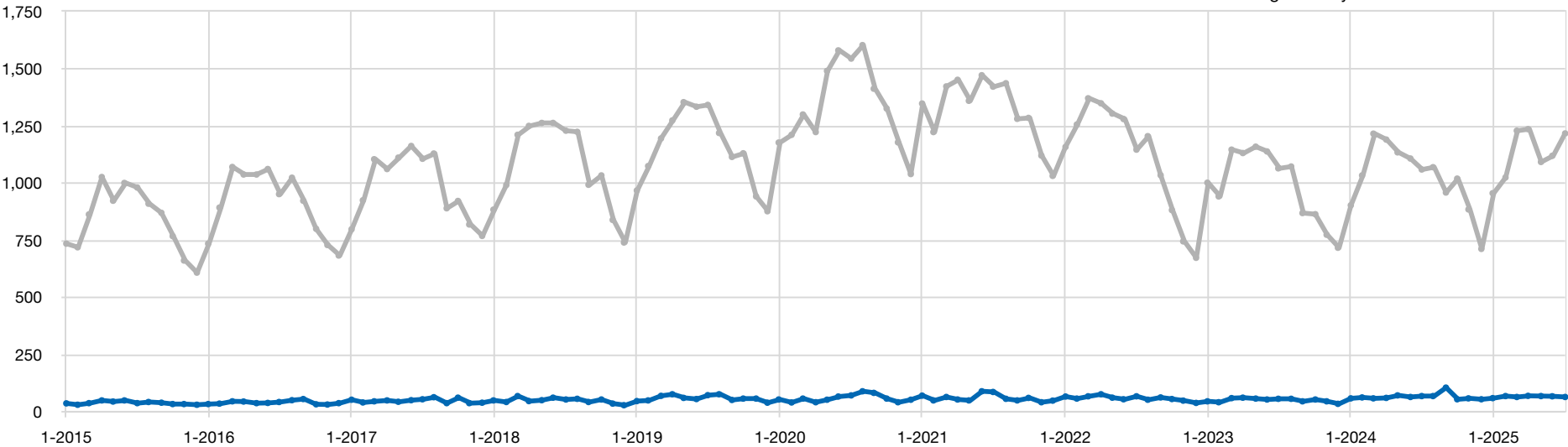


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	1,068	- 0.3%	65	+ 22.6%
Sep-2024	957	+ 10.4%	102	+ 142.9%
Oct-2024	1,018	+ 18.1%	51	+ 2.0%
Nov-2024	883	+ 14.4%	55	+ 31.0%
Dec-2024	710	- 0.7%	51	+ 64.5%
Jan-2025	954	+ 5.9%	56	+ 1.8%
Feb-2025	1,023	- 0.9%	65	+ 10.2%
Mar-2025	1,228	+ 1.1%	61	+ 10.9%
Apr-2025	1,235	+ 3.9%	66	+ 15.8%
May-2025	1,091	- 3.7%	65	- 4.4%
Jun-2025	1,118	+ 1.1%	64	+ 4.9%
Jul-2025	1,216	+ 14.9%	61	- 6.2%
12-Month Avg	1,042	+ 4.9%	64	+ 20.8%

Historical Pending Sales by Month

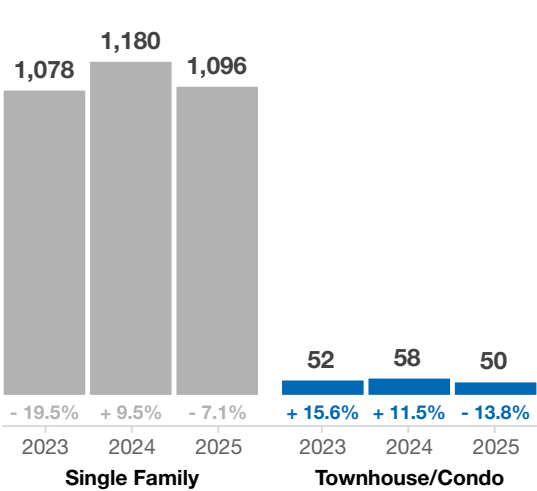


Closed Sales

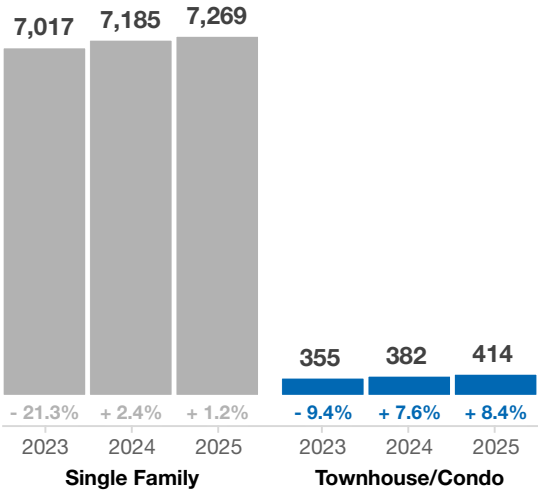
A count of the actual sales that closed in a given month.



July

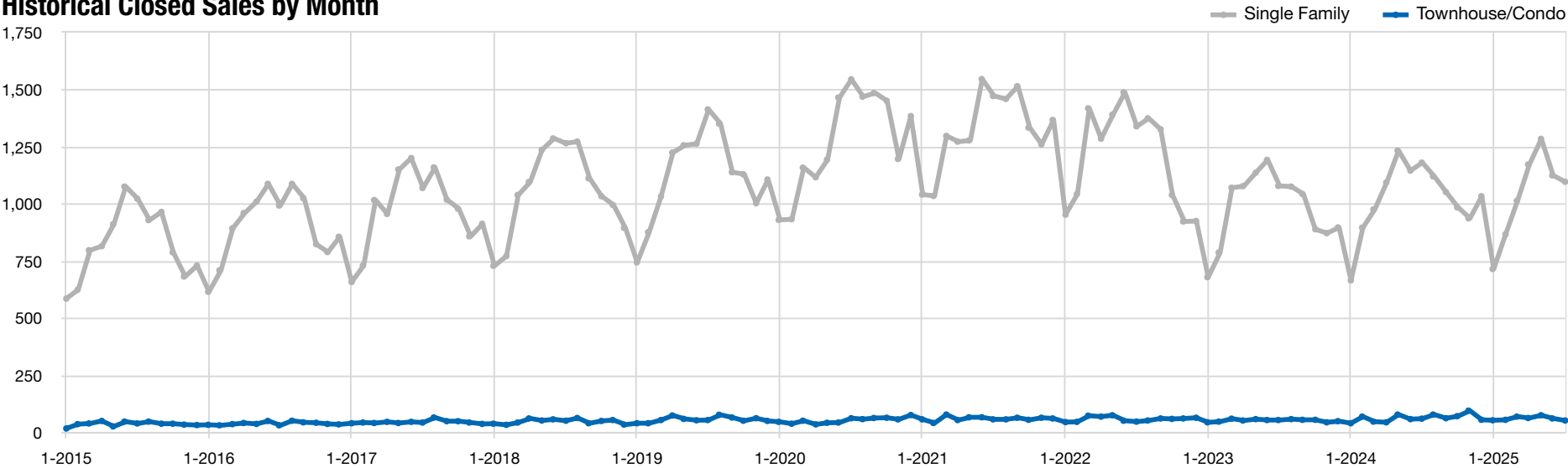


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	1,120	+ 4.2%	76	+ 35.7%
Sep-2024	1,051	+ 0.9%	60	+ 13.2%
Oct-2024	984	+ 10.8%	69	+ 30.2%
Nov-2024	936	+ 7.5%	93	+ 121.4%
Dec-2024	1,033	+ 15.3%	53	+ 12.8%
Jan-2025	714	+ 7.5%	51	+ 34.2%
Feb-2025	866	- 3.2%	53	- 20.9%
Mar-2025	1,013	+ 3.9%	67	+ 48.9%
Apr-2025	1,172	+ 7.2%	61	+ 45.2%
May-2025	1,284	+ 4.1%	73	- 3.9%
Jun-2025	1,124	- 1.8%	59	+ 5.4%
Jul-2025	1,096	- 7.1%	50	- 13.8%
12-Month Avg	1,033	+ 3.7%	64	+ 20.8%

Historical Closed Sales by Month

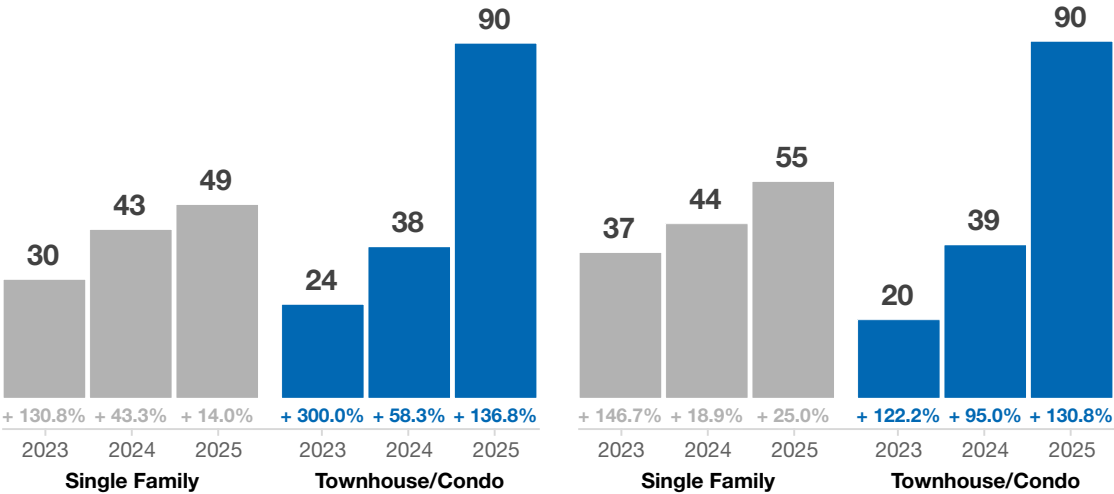


Days on Market Until Sale

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



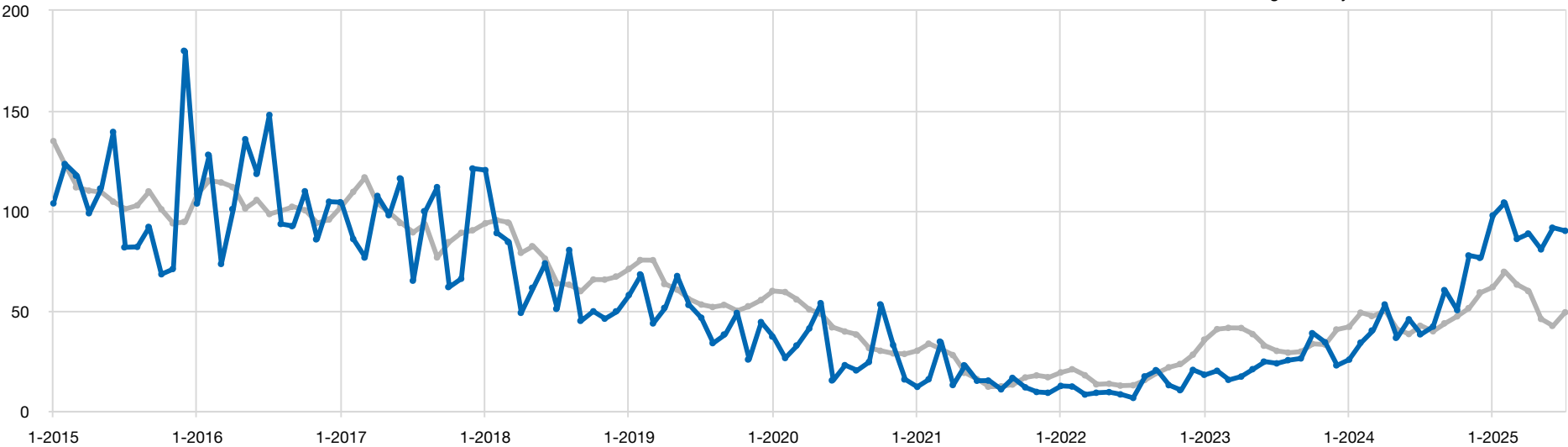
July



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	40	+ 37.9%	42	+ 68.0%
Sep-2024	44	+ 46.7%	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	69	+ 40.8%	104	+ 205.9%
Mar-2025	63	+ 34.0%	86	+ 115.0%
Apr-2025	60	+ 20.0%	89	+ 67.9%
May-2025	46	+ 12.2%	81	+ 118.9%
Jun-2025	42	+ 10.5%	92	+ 100.0%
Jul-2025	49	+ 14.0%	90	+ 136.8%
12-Month Avg*	52	+ 31.3%	77	+ 119.8%

* Days on Market for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

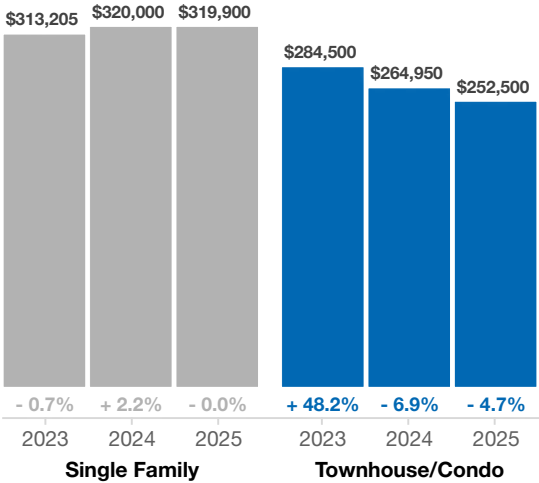


Median Sales Price

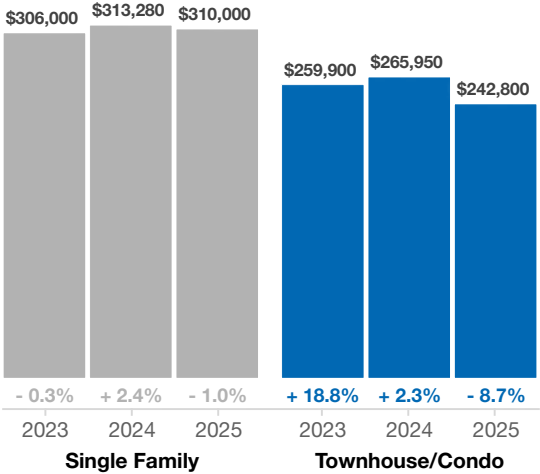
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



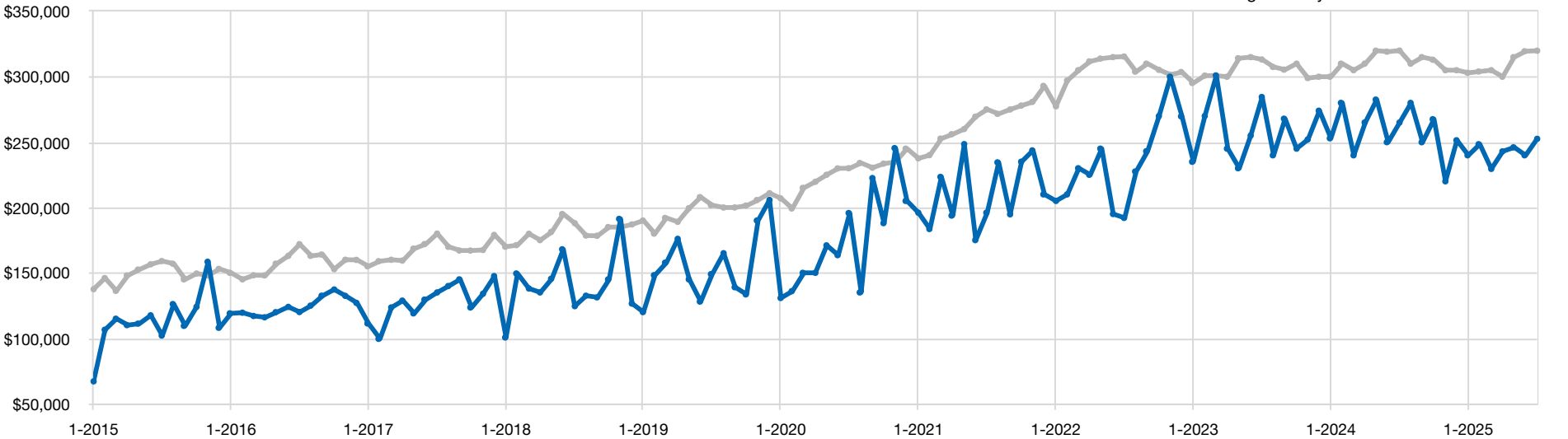
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	\$309,998	+ 0.8%	\$280,000	+ 16.7%
Sep-2024	\$315,000	+ 3.1%	\$249,900	- 6.7%
Oct-2024	\$313,000	+ 1.0%	\$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	\$304,000	- 1.9%	\$248,400	- 11.3%
Mar-2025	\$305,006	+ 0.0%	\$229,500	- 4.3%
Apr-2025	\$300,000	- 3.2%	\$242,900	- 8.3%
May-2025	\$315,000	- 1.5%	\$246,000	- 12.9%
Jun-2025	\$319,500	+ 0.1%	\$239,900	- 4.0%
Jul-2025	\$319,900	- 0.0%	\$252,500	- 4.7%
12-Month Avg*	\$310,000	+ 0.0%	\$247,000	- 5.7%

* Median Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

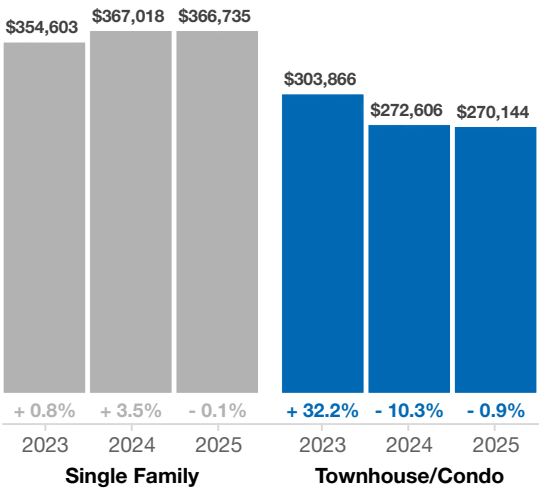


Average Sales Price

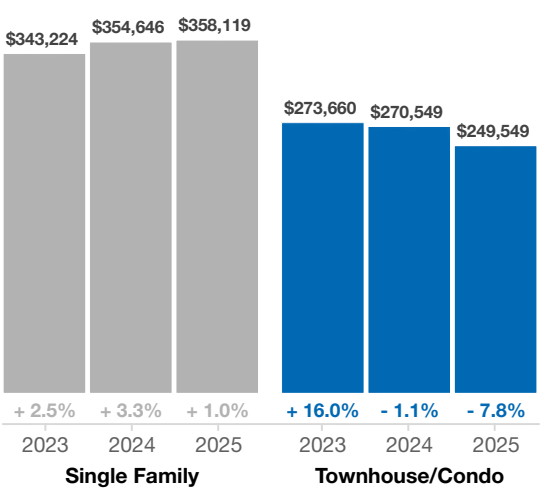
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



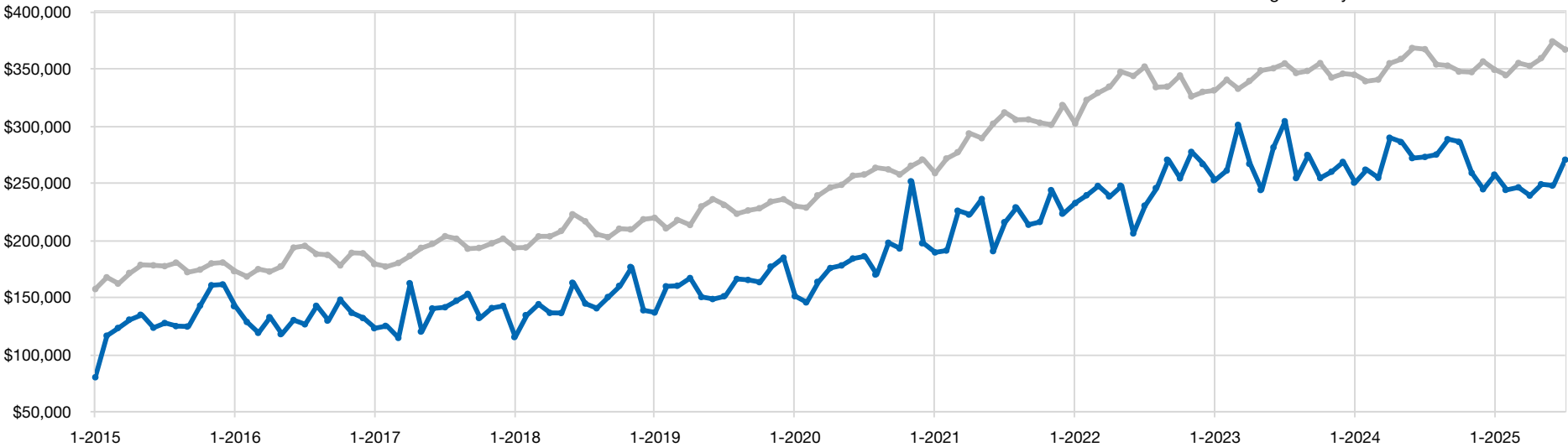
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	\$353,686	+ 2.2%	\$274,699	+ 8.1%
Sep-2024	\$352,623	+ 1.3%	\$288,128	+ 5.0%
Oct-2024	\$347,418	- 2.1%	\$285,809	+ 12.5%
Nov-2024	\$346,922	+ 1.4%	\$258,562	- 0.4%
Dec-2024	\$356,274	+ 3.1%	\$244,292	- 8.9%
Jan-2025	\$349,023	+ 1.3%	\$257,088	+ 2.8%
Feb-2025	\$344,259	+ 1.6%	\$243,734	- 6.8%
Mar-2025	\$354,929	+ 4.3%	\$245,932	- 3.3%
Apr-2025	\$352,377	- 0.7%	\$238,742	- 17.5%
May-2025	\$359,186	+ 0.2%	\$248,645	- 13.0%
Jun-2025	\$373,835	+ 1.6%	\$247,489	- 8.9%
Jul-2025	\$366,735	- 0.1%	\$270,144	- 0.9%
12-Month Avg*	\$355,404	+ 1.0%	\$259,100	- 3.0%

* Avg. Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



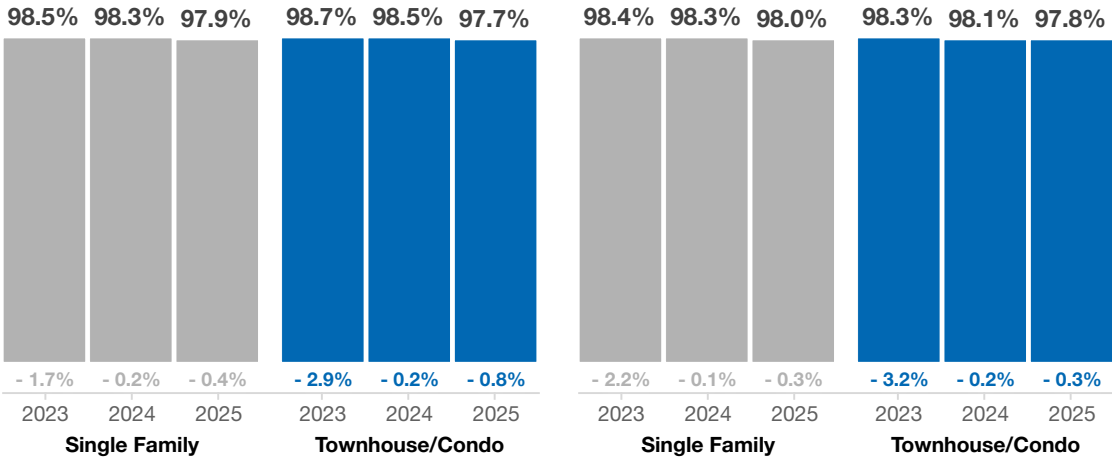
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July

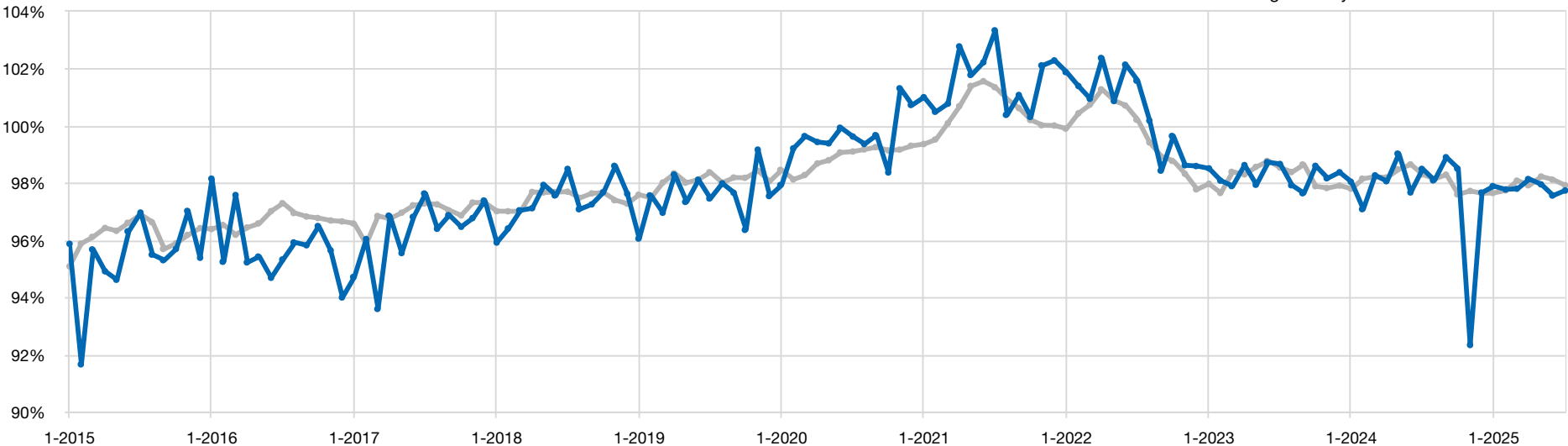
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	97.8%	+ 0.7%
Mar-2025	98.1%	- 0.1%	97.8%	- 0.5%
Apr-2025	97.9%	- 0.3%	98.1%	0.0%
May-2025	98.2%	- 0.3%	98.0%	- 1.0%
Jun-2025	98.1%	- 0.6%	97.6%	- 0.1%
Jul-2025	97.9%	- 0.4%	97.7%	- 0.8%
12-Month Avg*	97.9%	- 0.3%	97.3%	- 0.8%

* Pct. of List Price Received for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



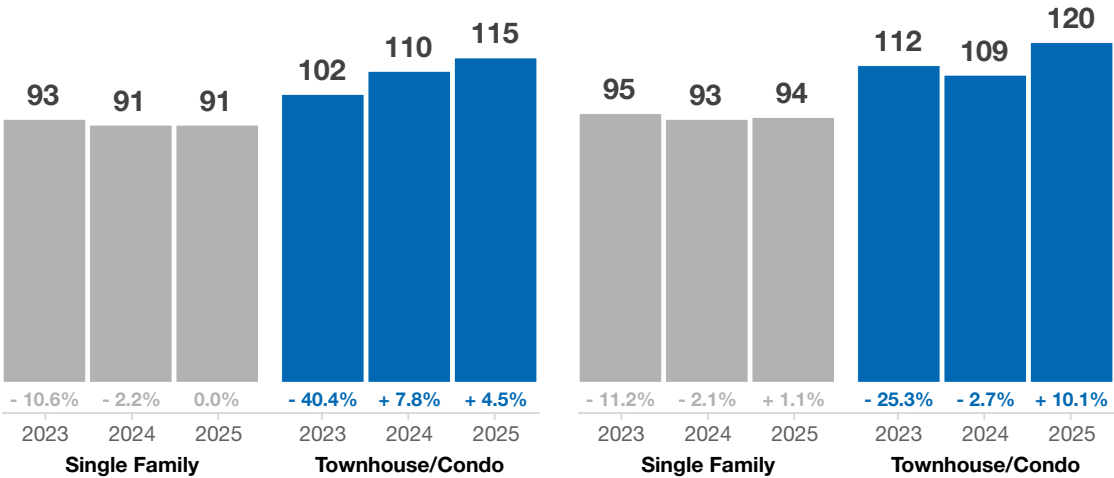
Housing Affordability Index

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.



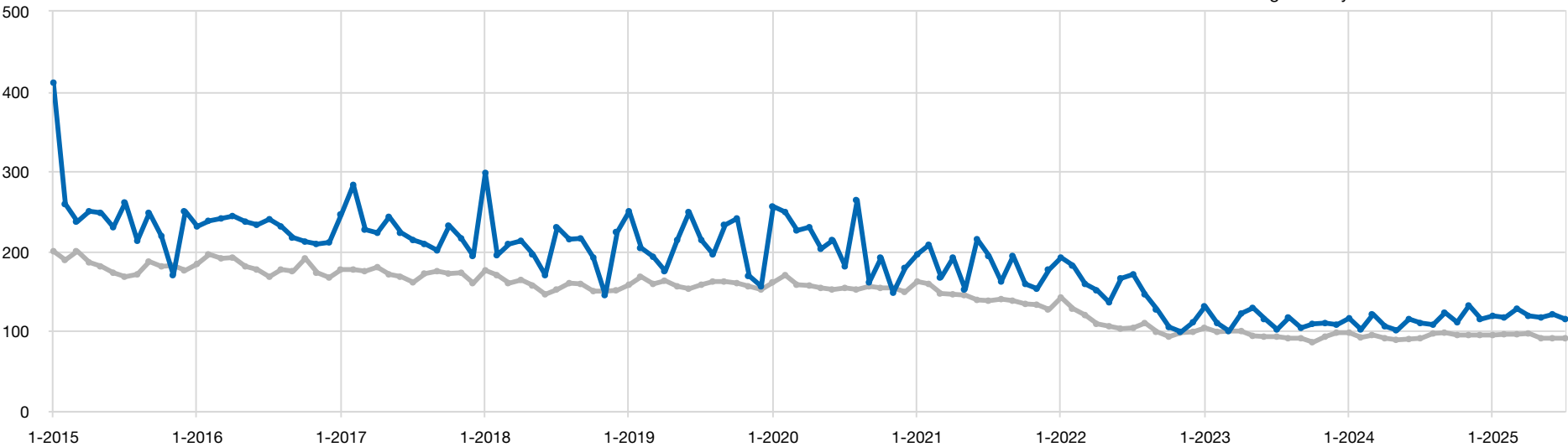
July

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Apr-2025	97	+ 6.6%	119	+ 12.3%
May-2025	91	+ 2.2%	117	+ 15.8%
Jun-2025	91	+ 1.1%	121	+ 5.2%
Jul-2025	91	0.0%	115	+ 4.5%
12-Month Avg	95	+ 3.3%	119	+ 8.2%

Historical Housing Affordability Index by Month

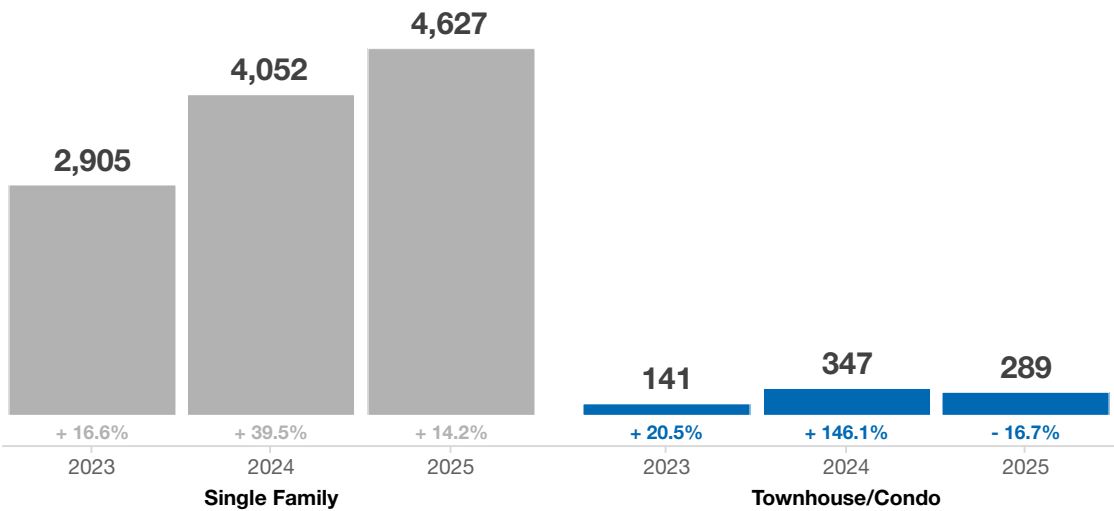


Inventory of Homes for Sale

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

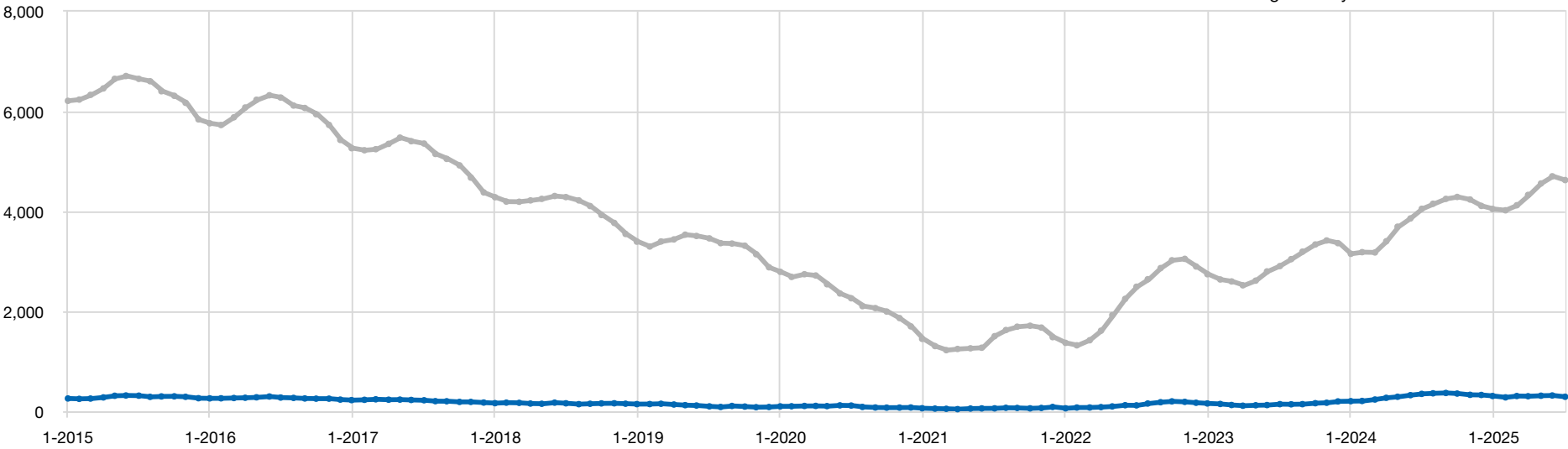


July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2024	4,153	+ 36.4%	358	+ 159.4%
Sep-2024	4,251	+ 33.1%	365	+ 158.9%
Oct-2024	4,289	+ 28.5%	353	+ 120.6%
Nov-2024	4,238	+ 24.0%	328	+ 94.1%
Dec-2024	4,110	+ 22.2%	325	+ 65.8%
Jan-2025	4,048	+ 28.5%	304	+ 51.2%
Feb-2025	4,022	+ 26.3%	277	+ 35.1%
Mar-2025	4,123	+ 29.7%	304	+ 29.9%
Apr-2025	4,330	+ 27.3%	300	+ 11.9%
May-2025	4,559	+ 23.4%	310	+ 7.3%
Jun-2025	4,703	+ 21.9%	315	- 1.9%
Jul-2025	4,627	+ 14.2%	289	- 16.7%
12-Month Avg	4,288	+ 25.9%	319	+ 43.7%

Historical Inventory of Homes for Sale by Month

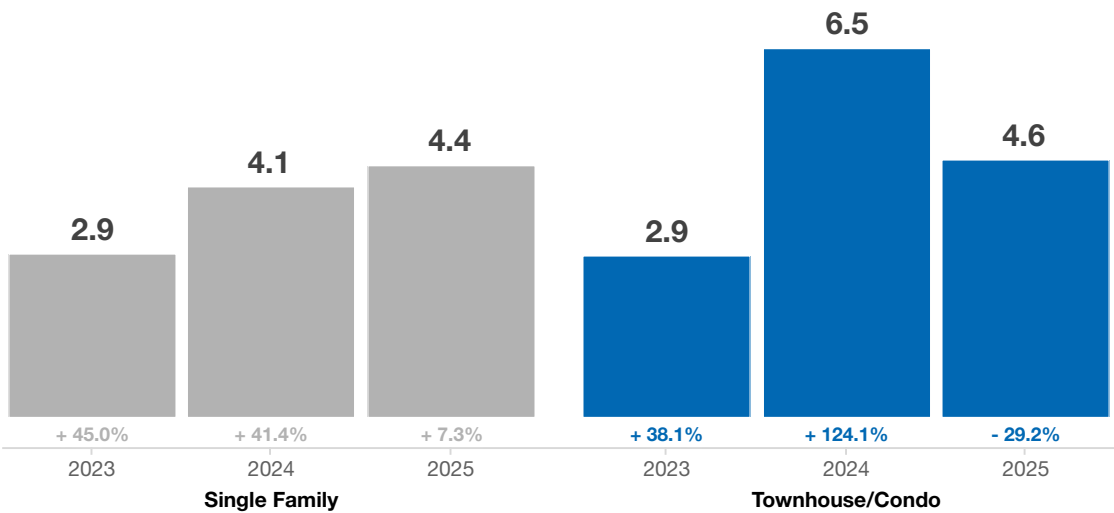


Months Supply of Inventory

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.



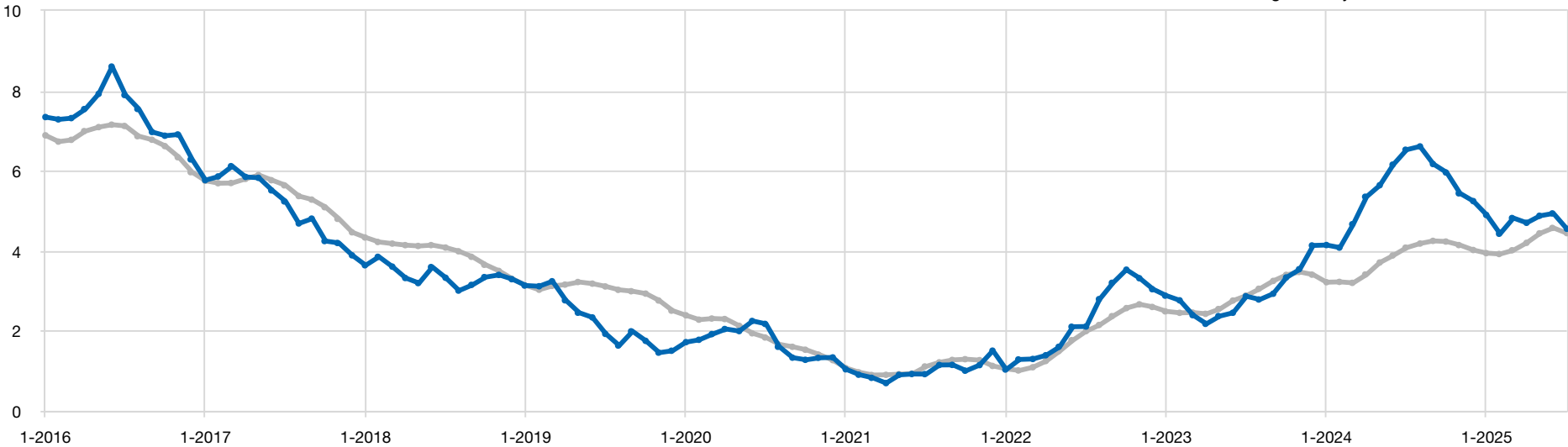
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	6.0	+ 81.8%
Nov-2024	4.1	+ 17.1%	5.4	+ 54.3%
Dec-2024	4.0	+ 17.6%	5.2	+ 26.8%
Jan-2025	3.9	+ 21.9%	4.9	+ 19.5%
Feb-2025	3.9	+ 21.9%	4.4	+ 7.3%
Mar-2025	4.0	+ 25.0%	4.8	+ 2.1%
Apr-2025	4.2	+ 23.5%	4.7	- 13.0%
May-2025	4.4	+ 18.9%	4.9	- 12.5%
Jun-2025	4.6	+ 17.9%	4.9	- 21.0%
Jul-2025	4.4	+ 7.3%	4.6	- 29.2%
12-Month Avg*	4.2	+ 22.0%	5.2	+ 17.5%

* Months Supply for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

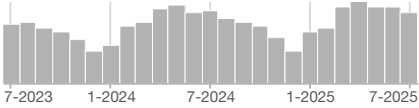
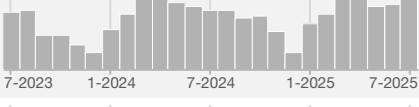
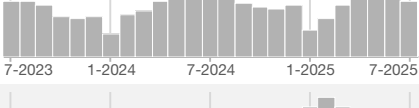
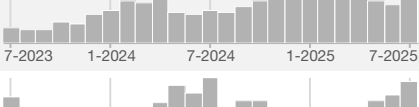
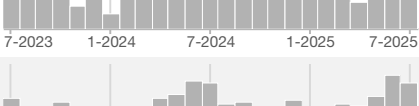
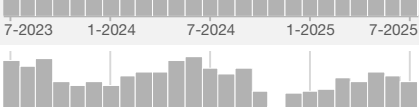

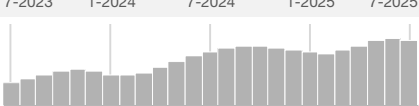


Historical Months Supply of Inventory by Month



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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,700	1,657	- 2.5%	10,837	11,533	+ 6.4%
Pending Sales		1,123	1,277	+ 13.7%	8,054	8,303	+ 3.1%
Closed Sales		1,238	1,146	- 7.4%	7,567	7,683	+ 1.5%
Days on Market Until Sale		42	51	+ 21.4%	44	57	+ 29.5%
Median Sales Price		\$317,710	\$316,048	- 0.5%	\$309,900	\$305,000	- 1.6%
Average Sales Price		\$362,541	\$362,568	+ 0.0%	\$350,379	\$352,257	+ 0.5%
Percent of List Price Received		98.3%	97.9%	- 0.4%	98.3%	98.0%	- 0.3%
Housing Affordability Index		91	92	+ 1.1%	94	96	+ 2.1%
Inventory of Homes for Sale		4,399	4,916	+ 11.8%	—	—	—
Months Supply of Inventory		4.2	4.4	+ 4.8%	—	—	—