

Huntsville Area Home Sales													
1990 - Current													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total/ Average
1990*													
Number of houses sold	173	201	308	244	314	216	262	331	216	232	181	135	2,813
Average Selling Price	\$90,538	\$90,538	\$90,538	\$90,538	\$90,538	\$90,538	\$90,538	\$90,538	\$90,538	\$90,538	\$90,538	\$90,538	\$90,538
Days on the Market	136	145	132	124	113	104	118	126	137	121	145	n/a	127
Number of houses on the Market	1,940	2,084	2,214	2,326	2,443	2,555	2,537	2,449	2,329	2,224	2,203	2,035	2,278
Median Selling Price	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1991													
Number of houses sold	145	213	228	285	255	235	297	265	231	248	161	189	2,752
Average Selling Price	\$93,702	\$93,804	\$98,600	\$99,403	\$96,771	\$101,964	\$103,141	\$96,343	\$98,483	n/a	n/a	\$92,164	\$97,438
Days on the Market	182	173	151	166	149	169	145	166	134	135	n/a	152	157
Number of houses on the Market	2,073	2,125	2,198	2,187	2,267	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2,170
Median Selling Price	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1992													
Number of houses sold	265	278	298	298	261	265	275	305	315	266	254	163	3,243
Average Selling Price	\$95,760	\$101,145	\$101,755	\$100,113	\$100,257	\$103,141	\$101,264	\$104,740	\$104,491	\$99,420	\$102,955	\$100,804	\$101,320
Days on the Market	165	170	152	149	144	140	139	141	135	127	126	142	144
Number of houses on the Market	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Median Selling Price	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$87,000	\$89,900	\$89,000	\$88,633
1993													
Number of houses sold	220	255	277	221	255	360	342	305	312	254	289	255	3,345
Average Selling Price	\$98,244	\$97,589	\$99,343	\$105,238	\$99,722	\$99,836	\$104,801	\$107,151	\$109,192	\$112,690	\$106,508	\$107,840	\$104,013
Days on the Market	145	125	137	144	135	128	139	117	122	122	125	120	130
Number of houses under contract	n/a	n/a	289	312	293	310	275	265	274	211	205	135	214
Median Selling Price	\$90,512	\$84,650	\$86,684	\$90,900	\$84,492	\$86,000	\$91,882	\$95,000	\$97,450	\$92,750	\$91,900	\$89,900	\$90,177
1994													
Number of houses sold	187	187	187	187	187	187	187	187	187	187	187	187	2,244
Average Selling Price	\$102,160	\$99,564	\$100,678	\$102,112	\$105,237	\$106,210	\$109,428	\$109,639	\$101,614	\$103,968	\$112,122	\$105,632	\$104,864
Days on the Market	114	122	140	161	121	138	140	132	136	146	131	159	137
Number of houses under contract	221	284	290	301	258	251	236	254	194	185	158	111	229
Median Selling Price	\$87,900	\$84,450	\$88,250	\$87,400	\$90,500	\$94,000	\$89,700	\$88,900	\$89,200	\$89,500	\$92,000	\$87,405	\$89,100
1995													
Number of houses sold	189	162	235	180	343	355	272	290	262	336	274	226	3,124
Average Selling Price	\$103,152	\$107,909	\$107,453	\$101,747	\$105,126	\$103,690	\$111,773	\$107,246	\$108,658	\$106,026	\$107,730	\$105,436	\$106,329
Days on the Market	141	144	192	171	176	174	163	154	166	152	151	156	162
Number of houses under contract	169	186	277	272	242	330	298	278	248	215	210	147	239
Median Selling Price	\$85,000	\$90,250	\$91,900	\$84,700	\$89,225	\$89,150	\$94,075	\$88,500	\$94,125	\$89,700	\$88,000	\$88,700	\$89,444
1996													
Number of houses sold	182	242	256	271	375	n/a	n/a	328	260	289	255	227	2,685
Average Selling Price	\$104,565	\$109,044	\$106,955	\$103,199	\$108,470	n/a	n/a	\$110,092	\$111,505	\$111,815	\$112,355	\$102,614	\$108,061
Days on the Market	159	165	167	182	158	n/a	n/a	178	176	174	188	173	172
Number of houses under contract	224	264	269	331	285	n/a	n/a	328	239	279	251	191	266
Median Selling Price	\$88,500	\$92,850	\$89,950	\$89,900	n/a	n/a	n/a	n/a	n/a	\$93,000	\$92,000	\$89,900	\$90,871
1997													
Number of houses sold	276	333	268	373	328	421	422	433	344	387	353	246	4,184
Average Selling Price	\$116,034	\$112,687	\$108,162	\$111,637	\$115,630	\$120,740	\$117,247	\$118,070	\$119,806	\$119,335	\$115,637	\$111,754	\$115,562
Days on the Market	208	209	206	197	183	199	189	196	173	172	178	179	191
Number of houses under contract	309	320	363	440	417	393	421	376	372	383	235	238	356
Median Selling Price	\$96,500	\$89,900	\$95,500	\$94,900	\$100,000	\$105,000	\$104,900	\$106,000	\$106,000	\$96,500	\$97,500	\$99,500	\$99,350

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1998													
Number of houses sold	242	233	389	445	366	509	347	450	352	321	421	446	4,521
Average Selling Price	\$111,284	\$115,812	\$115,346	\$113,294	\$118,265	\$127,384	\$127,091	\$129,677	\$114,752	\$122,958	\$123,101	\$122,799	\$120,147
Days on the Market	201	190	182	175	206	186	171	162	160	168	171	167	178
Number of houses under contract	309	375	414	448	401	409	455	415	366	368	335	273	381
Median Selling Price	\$96,500	\$97,000	\$96,400	\$92,750	\$99,515	\$112,000	\$105,000	\$109,900	\$96,500	\$99,500	\$98,000	\$103,700	\$100,564
1999													
Number of houses sold	324	264	393	408	339	440	410	502	400	306	380	329	4,495
Average Selling Price	\$120,610	\$117,530	\$123,428	\$111,882	\$122,794	\$133,127	\$126,588	\$128,364	\$126,026	\$137,513	\$123,901	\$129,084	\$125,071
Days on the Market	174	202	185	173	175	163	166	128	137	122	115	120	155
Number of houses under contract	305	339	477	459	420	414	472	402	325	329	334	240	376
Median Selling Price	\$100,000	\$94,900	\$102,500	\$93,000	\$104,000	\$107,000	\$108,500	\$107,900	\$103,400	\$100,000	\$99,000	\$108,700	\$102,408
2000 **													
Number of houses sold	295	360	**427	386	430	444	417	456	378	365	351	318	4,200
Average Selling Price	\$117,362	\$109,419	\$116,977	\$121,961	\$129,351	\$133,678	\$125,249	\$126,706	\$131,706	\$124,524	\$129,337	\$125,257	\$124,294
Days on the Market	119	127	136	138	130	131	120	130	132	120	128	134	129
Number of houses under contract	297	405	483	383	441	474	n/a	n/a	n/a	n/a	n/a	n/a	414
Number of houses on the Market	n/a	n/a	n/a	n/a	n/a	n/a	2,655	2,691	2,617	2,681	2,650	2,405	2,617
Median Selling Price	\$102,000	\$95,000	\$101,900	\$93,000	\$106,500	\$108,200	\$110,000	\$105,000	\$103,900	\$101,000	\$110,000	\$106,000	\$103,542
2001													
Number of houses sold	321	338	458	426	489	424	508	518	268	286	252	318	4,606
Average Selling Price	\$125,561	\$112,050	\$133,037	\$125,198	\$138,240	\$137,861	\$131,837	\$136,804	\$129,832	\$136,292	\$130,374	\$124,125	\$130,101
Days on the Market	136	146	142	128	121	124	166	109	103	126	107	144	129
Number of houses on the Market	2,483	2,531	2,544	2,519	2,733	2,798	2,832	2,805	2,817	2,740	2,680	2,801	2,690
Median Selling Price	\$100,990	\$92,000	\$107,000	\$102,900	\$105,400	\$108,000	\$112,000	\$117,000	\$112,900	\$107,900	\$112,500	\$107,000	\$107,133
2002 ***													
Number of houses sold	319	***379	406	429	491	444	546	591	473	476	413	388	4,976
Average Selling Price	\$134,976	\$125,962	\$124,378	\$128,390	\$125,767	\$122,736	\$129,353	\$133,211	\$132,703	\$139,695	\$127,393	\$137,344	\$130,159
Days on the Market	138	122	124	115	110	97	117	112	123	106	97	115	115
Number of houses on the Market	3,443	3,425	3,452	3,495	3,577	3,677	3,742	3,733	3,697	3,632	3,500	3,290	3,555
Median Selling Price	\$111,000	\$105,000	\$105,000	\$106,000	\$105,000	\$104,900	\$114,000	\$115,000	\$114,700	\$116,900	\$110,000	\$118,000	\$110,458
2003													
Number of houses sold	429	457	505	648	659	605	718	857	693	563	566	535	7,235
Average Selling Price	\$123,162	\$122,387	\$124,884	\$127,214	\$132,671	\$139,707	\$140,221	\$147,693	\$134,794	\$129,641	\$132,146	\$134,773	\$132,441
Days on the Market	103	116	128	120	109	115	108	117	150	104	102	102	115
Number of houses on the Market	3,472	3,418	3,383	3,458	3,636	3,641	3,571	3,577	3,714	3,696	3,641	3,393	3,550
Median Selling Price	\$108,000	\$102,000	\$103,500	\$110,000	\$115,000	\$115,600	\$121,284	\$123,000	\$117,900	\$111,900	\$115,000	\$113,999	\$113,099
2004 ****													
Number of houses sold	462	532	605	731	940	909	566	893	725	850	717	767	8,697
Average Selling Price	\$130,381	\$131,409	\$131,673	\$130,544	\$138,257	\$142,976	\$166,019	\$147,969	\$144,830	\$140,134	\$143,198	\$137,114	\$140,375
Days on the Market	112	128	124	119	117	108	99	111	106	104	120	108	113
Number of houses on the Market	3,461	3,505	4,299	4,265	4,235	4,196	1,862	4,172	4,159	4,106	4,085	3,982	3,861
Median Selling Price	\$108,000	\$109,500	\$115,000	\$104,000	\$117,500	\$118,900	\$135,000	\$121,000	\$124,500	\$119,900	\$125,000	\$113,900	\$117,683
2005													
Number of houses sold	566	649	803	988	986	992	1,092	1,021	936	885	820	886	10,624
Average Selling Price	\$140,721	\$138,455	\$140,610	\$139,800	\$141,453	\$152,925	\$159,806	\$151,584	\$148,001	\$150,458	\$156,028	\$151,262	\$147,592
Days on the Market	114	117	126	114	105	103	101	102	96	98	97	103	106
Number of houses on the Market	4,015	4,021	4,025	3,968	4,028	4,042	4,060	4,061	3,999	4,005	4,369	4,169	4,064
Median Selling Price	\$122,400	\$114,000	\$120,500	\$115,000	\$115,000	\$126,900	\$134,900	\$125,300	\$124,900	\$132,500	\$129,900	\$132,500	\$124,483

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2006 *****													
Number of houses sold	714	824	1,091	1,109	1,070	1,142	1,098	1,177	1,075	1,005	829	966	12,100
Average Selling Price	\$150,513	\$148,421	\$148,206	\$152,461	\$158,907	\$166,969	\$168,068	\$158,071	\$160,527	\$157,710	\$165,262	\$164,800	\$158,326
Days on the Market	114	147	114	107	102	87	97	93	91	120	100	99	106
Number of houses on the Market	4,333	4,332	4,567	4,681	4,774	4,815	4,909	5,119	5,303	5,325	5,183	4,997	4,862
Median Selling Price	\$132,750	\$128,150	\$125,000	\$130,500	\$135,000	\$138,000	\$148,000	\$132,900	\$140,000	\$136,900	\$139,000	\$131,900	\$134,842
2007													
Number of houses sold	775	815	1,118	976	1,170	1,232	1,162	1,089	995	918	806	800	11,856
Average Selling Price	\$155,105	\$158,277	\$158,774	\$162,001	\$165,926	\$173,594	\$176,159	\$172,041	\$176,800	\$174,607	\$178,075	\$171,663	\$168,585
Days on the Market	105	102	111	107	102	97	92	95	110	106	103	109	103
Number of houses on the Market	5,180	5,282	5,519	5,867	6,081	6,276	6,390	6,561	6,663	6,672	6,504	6,273	6,106
Median Selling Price	\$133,900	\$131,000	\$135,000	\$130,000	\$140,000	\$147,900	\$151,000	\$148,900	\$149,500	\$150,000	\$147,000	\$143,250	\$142,288
2008													
Number of houses sold	657	715	770	822	961	913	956	875	792	732	510	422	9,125
Average Selling Price	\$163,692	\$162,335	\$175,322	\$161,648	\$171,001	\$175,516	\$178,097	\$184,991	\$166,129	\$160,106	\$168,126	\$133,108	\$166,673
Days on the Market	110	123	129	122	114	107	107	110	98	99	94	101	110
Number of houses on the Market	6,448	6,542	6,719	6,949	7,034	7,247	7,390	7,359	7,364	7,333	7,243	5,187	6,901
Median Selling Price	\$137,900	\$138,500	\$140,900	\$134,900	\$150,000	\$149,500	\$145,000	\$151,500	\$139,900	\$137,000	\$140,000	\$113,450	\$139,879
2009													
Number of houses sold	498	545	674	634	727	858	915	768	781	840	911	740	8,891
Average Selling Price	\$161,735	\$164,809	\$151,991	\$158,534	\$173,006	\$172,293	\$175,499	\$173,607	\$162,140	\$161,738	\$163,955	\$157,698	\$164,750
Days on the Market	98	114	113	115	119	127	111	110	98	106	102	107	110
Number of houses on the Market	6,878	6,899	7,034	7,084	7,152	7,075	7,179	7,291	7,079	6,937	6,952	6,568	7,011
Median Selling Price	\$137,500	\$140,000	\$130,000	\$136,900	\$153,900	\$150,000	\$145,000	\$150,000	\$140,000	\$135,650	\$144,000	\$141,900	\$142,071
2010													
Number of houses sold	490	497	794										1,781
Average Selling Price	\$156,646	\$152,176	\$153,083										\$153,968
Days on the Market	122	119	124										122
Number of houses on the Market	6,964	7,159	7,390										7,171
Median Selling Price	\$130,000	\$135,000	\$135,000										\$133,333

Source: Huntsville Area Association of Realtors

* Data reported is for Huntsville Board of Realtors beginning in January 1990

** Data reported is for Huntsville Board of Realtors and Athens Board of Realtors beginning in March 2000

*** Data reported is for Huntsville Area Association of Realtors, Athens Board of Realtors and Morgan County Association of Realtors beginning in February 2002

**** Data reported is for Huntsville Area Association of Realtors, Athens Board of Realtors, Morgan County Association of Realtors and Marshall County Board of Realtors beginning in March 2004

***** Data reported is for Huntsville Area Association of Realtors, Athens Board of Realtors, Morgan County Association of Realtors, Marshall County Board of Realtors and Jackson County Board of Realtors beginning in May 2004

***** Data reported is for Huntsville Area Association of Realtors, Athens Board of Realtors, Morgan County Association of Realtors, Marshall County Board of Realtors, Jackson County Board of Realtors and Gadsden Board of Realtors beginning in June 2006