

Huntsville Area Home Sales
2000 - Current

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total/ Average
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
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



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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	844	938	931	699	714	666	595	646		7,814
Average Selling Price	\$156,646	\$152,176	\$153,083	\$150,128	\$164,935	\$184,482	\$183,919	\$167,117	\$169,116	\$163,726	\$168,147		\$164,861
Days on the Market	122	119	124	118	110	98	116	106	110	112	120		114
Number of houses on the Market	6,964	7,159	7,390	7,586	7,767	8,070	8,114	8,249	8,249	7,923	7,704		7,743
Median Selling Price	\$130,000	\$135,000	\$135,000	\$130,000	\$138,900	\$154,900	\$154,000	\$148,000	\$144,000	\$148,900	\$144,500		\$142,109

Source: Huntsville Area Association of Realtors

* 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