

## Birmingham Metro Home Sales November 2018

- ▶ Total residential sales in November 2018 were 1224 compared to 1144 in November a year ago (7% increase) YTD 2018 sales up 6.5%
- ▶ Average price in November 2018 was \$238,009 compared to \$225,022 in November a year ago (6% increase)
- ▶ Median price in November 2018 was \$199,900 compared to \$188,950 in November 2017 (6% increase)
- ▶ Inventory totaled 5189 for November 2018 compared to 5842 in November 2017 (11% decrease)



2018 is shaping up to be a very good year. The peak sales month of May, at 1701, was the best month since 2007. The fourth quarter seasonal decline has been very light. Sales in October and November remained above 1200 homes. That has not happened since the peak year of 2006. While the available inventory of homes has been lower, 11% lower in November, significant gains have been achieved.

With considerable strength in the fourth quarter market, I expect the spring market in 2019 to be very strong.

Joe Billmeier  
Real Estate Broker  
205-223-4043  
joe@joebhomes.com