

Alabama Economic & Real Estate Report

September 2026



ALABAMA MONTHLY HOME SALES REPORT

SEPTEMBER 2026

KEY TAKEAWAYS

- Alabama had **6,292 home sales** in September, an increase of 237 from last year but a decrease of 5.8% from the previous month.
- The median sales price increased by \$40,087 compared to a year ago to **\$275,333**. This is an annual increase of 17.0% but represents a 0.9% decrease month-over-month.
- The sold volume was **\$2.07 billion** in September 2026, an increase of \$0.37 billion from last September. This marks a 21.8% annual increase. However, this is a 5.5% decrease month-over-month.
- The **22,525 active listings** at the end of September mark an increase of 8.5% compared to 20,765 one year ago.

ALABAMA HOUSING MARKET SUMMARY, SEPTEMBER 2026

	Sep-25	Sep-26	Change	% Change	YTD '25	YTD '26	Change	% Change
Sales	6,055	6,292	237	3.9%	54,330	55,850	1,520	2.8%
Median Sales Price (\$)	235,246	275,333	40,087	17.0%	228,559	269,146	40,587	17.8%
Average Sales Price (\$)	280,721	328,445	47,724	17.0%	266,933	308,850	41,917	15.7%
Sales Volume (\$ billions)	1.70	2.07	0.37	21.8%	14.53	17.39	2.86	19.7%
Average Days on Market	68	71	3	4.4%	67	67	0	0.0%
Active Listings	20,765	22,525	1,760	8.5%	19,503	21,051	1,548	7.9%
Months of Supply	4.7	4.8	0.1	2.1%	4.5	4.8	0.3	6.7%

ECONOMIC OVERVIEW

Recent labor market figures from the Bureau of Labor Statistics (BLS) point to a sharp cooling in national employment growth alongside resilience in Alabama's local economy. Downward revisions for July (-31,000) and August (-29,000) reveal the nation added 60,000 fewer jobs than previously reported. Preliminary September 2026 data show 29,000 national jobs added, significantly less than the 84,000 consensus estimate. Locally, however, Alabama's July job losses were revised down from 2,000 to 200 jobs lost, while preliminary August data indicates significant local strengthening with 5,900 jobs added.

The inflation rate rose to 3.7% in September 2026, year-over-year, higher than the 3.4% of the previous month and substantially higher than the 3.0% of September 2025. The primary driver remains the Energy category with the highest rate of price increase for any major category at 20.4% year-over-year, above the 16.3% of last month. This was caused by Energy Commodities rising 35.3% (versus 28.0% in August) and Energy Services climbing 4.6% (versus 4.0% in August). Energy was followed by the CPI for all items less food and energy increasing 2.6% (above the August rate of 2.4%). This category again continues to be driven by the subcategory Services less Energy Services, which increased by 3.1%, year-over-year. Additionally, the increase in Services less Energy Services was led by Shelter rising by 3.2%, Transportation Services increasing by 2.7%, and Medical Care Services rising by 2.5%. The Food category increased 2.5% (below the August rate of 2.7%). This was driven once again by the subcategory Food away from home, which increased 3.5%.

The rate of inflation in the South was 3.4% year-over-year in September 2026, above the 3.1% value of the prior month. Like that of the nation, inflation in the South was led by the energy component, which increased by 20.1% for the region, above the 15.8% of August. This was driven by the 37.5% increase in the gasoline index (versus 28.5% last month). The South CPI for all items less food and energy rose 2.1% in September, matching the 2.1% of August. The Shelter component rose 2.3% for the region (above the 2.1% of the previous month and below the 3.2% rate for the nation in September). The indices for owner's equivalent rent increased by 2.3%, above last month's 2.1%, and rent of primary residence by 1.8% (equal to the 1.8% of last month) year-over-year in the South. Used car prices declined 1.3% year-over-year in the South (versus a decrease of 1.5% for the nation), while new car prices rose 1.3% (versus an increase of 0.6% for the nation).

Real gross domestic product (GDP) growth was 2.2% nationally for the 2nd quarter of 2026. This occurred as real GDP increased in 44 states and Washington D.C. during the quarter. During this period, Alabama's real GDP increased at an annual rate of 2.6%, which was the 13th fastest state growth rate in the country. The state's growth rate exceeded that of Mississippi (2.1%) and Tennessee (1.7%) but trailed Georgia (3.1%) and Florida (3.0%). Manufacturing led growth in the state during the quarter, driven by durable goods manufacturing. This was followed by construction and "real estate and rental and leasing" according to the Bureau of Economic Analysis.

Current dollar personal income increased nationally at an annual rate of 4.7% during the 2nd quarter of 2026. Alabama's current dollar personal income growth rate was just below that of the nation at 4.6%. The state ranked 21st in personal income growth in the country during the quarter. Alabama's rate exceeded that of Georgia (4.4%), Tennessee (3.6%), and Mississippi (3.3%) but was below that of Florida (5.7%).

The average 30-year mortgage rate rose sharply in September and the start of October. Rates climbed 69 basis points from September 3rd to October 8th, from 6.71% to 7.40%, before stabilizing the following week at 7.40% by October 15th. 10-year Treasury yields climbed by 50 basis points in September and an additional 6 basis points in early October, reaching 5.31% by October 5th. This upward push was primarily driven by persistent inflation concerns and heavy selling pressure in anticipation of further monetary policy tightening by the Federal Reserve. Following the peak on October 5th, 10-year Treasury yields fell to 5.10% by October 15th. This decline was sparked by a shift in market sentiment, increased safe-haven demand, and growing expectations that interest rates might soon plateau.

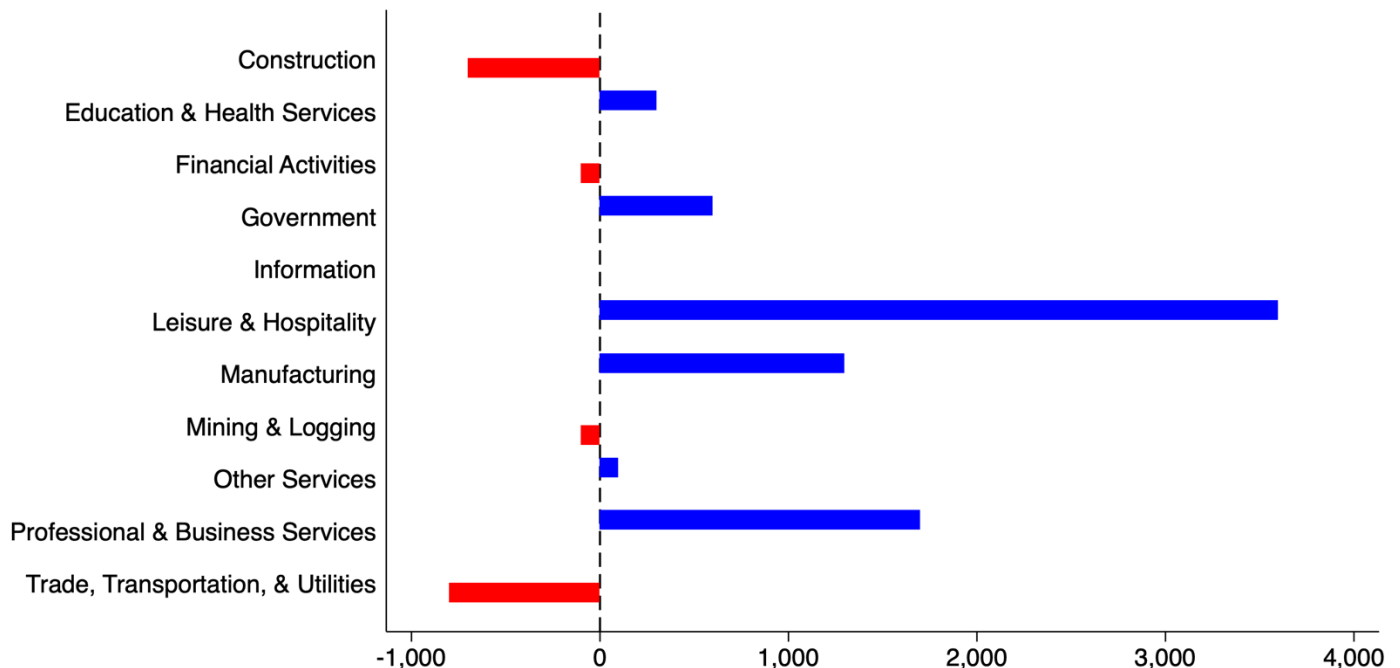
The Federal Reserve is not expected to change the Fed funds rate target at its meeting at the end of October. According to the CME FedWatch Tool, as of this writing, the probability of keeping the target at 3.75-4.00% is 84.5%. Policymakers are indicating a pause is likely in October to evaluate incoming economic data and observe the lagged effects of their 25 basis point rate increase from September. However, lingering inflation pressures and broader macroeconomic resilience leave the door open for one additional move before year-end. The market expects a rate increase at the December meeting with a likelihood of 89%.

JOBS

Preliminary reporting by the Bureau of Labor Statistics (BLS) indicates that 29,000 jobs were added nationally in September, substantially below the consensus estimate of 84,000 jobs added. These reports also indicate downward revisions to the job numbers for the previous two months. The number of jobs added in August decreased from 162,000 to 133,000 jobs added, while the number of jobs added in July decreased from 21,000 jobs added to 10,000 jobs lost. However, at the state level the most recent revision indicates there were fewer jobs lost in Alabama during July with job losses decreasing from 2,000 to 200. Furthermore, preliminary reporting indicates the state added 5,900 jobs in August. This brings the total number of jobs in the state to 2,221,000.

Leisure & Hospitality led all sectors in job growth in Alabama, adding 3,600 jobs in August. This was followed by Professional & Business Services, which added 1,700 jobs, while Manufacturing added 1,300 jobs. Sectors that lost jobs include Trade, Transportation, and Utilities (800), Construction (700), Mining and Logging (100), and Financial Activities (100).

Alabama Jobs Changes from July 2026 to August 2026



EMPLOYMENT

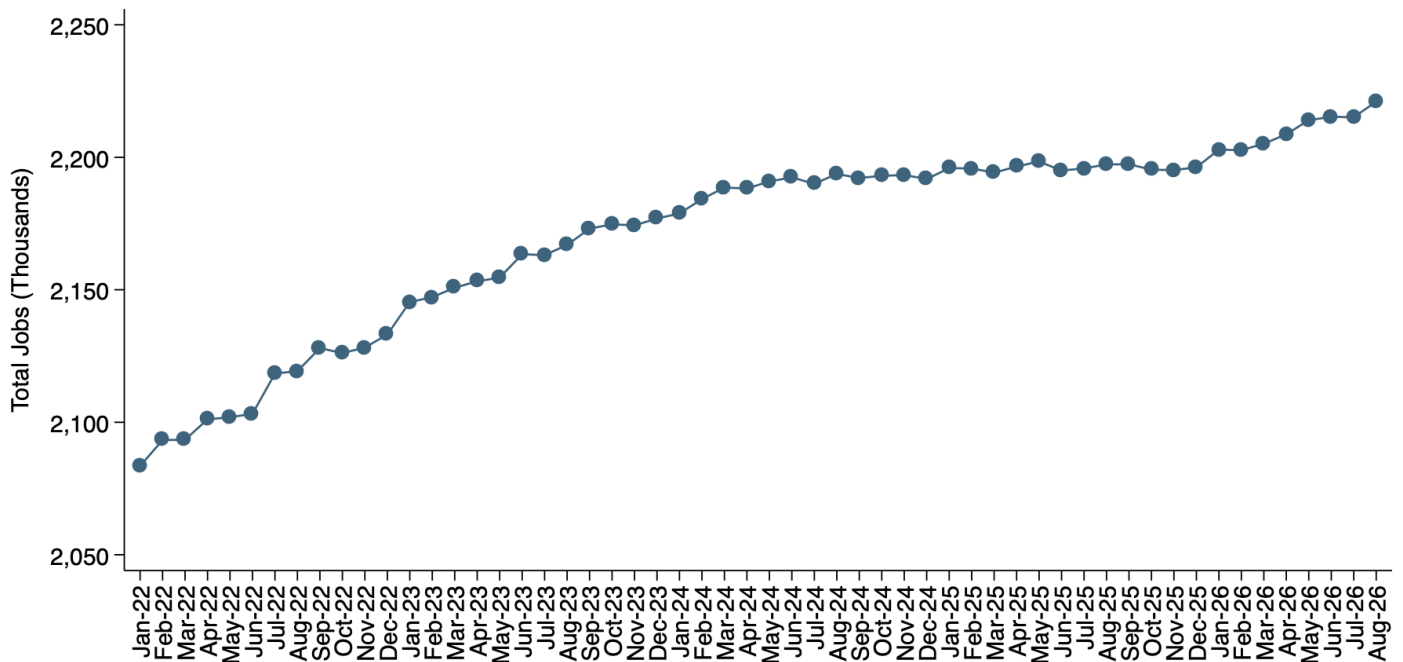
The preliminary value for Alabama's unemployment rate was 3.4% in August 2026, similar to that of July 2026. This halts the recent monthly increases in the rate yet remains the highest level in 5 years following recent revisions by the Bureau of Labor Statistics (BLS). The 3.4% value of the past 2 months matches the state's unemployment rate of July 2021. The August 2026 value is the most recent available at the state level.

For comparison, the national unemployment rate remained at 4.1% in August 2026 for the second consecutive month. Preliminary reporting by the BLS shows the national unemployment rate increasing to 4.2% in September 2026. This figure is below the 4.4% rate of September 2025.

The state's unemployment rate was 0.7 percentage points below the national unemployment rate in August 2026, matching the 0.7 percentage point difference in July. This narrower 0.7 percentage point gap reflects a steady convergence from earlier in the year, down from 1.6 percentage points in January, driven primarily by rising local unemployment as the national rate edged slightly lower.

Alabama's labor force participation rate fell to 56.8% in August, from 56.9% in July. This marks the fifth consecutive month of decline and the lowest value since the 56.8% of February 2023. For comparison, the national labor force participation rate rose to 61.6% from July to August, its first increase after its general downward trend that began in December 2025. Additionally, the rate increased to 61.8% in September 2026, marking the second consecutive month of increases, according to preliminary reports.

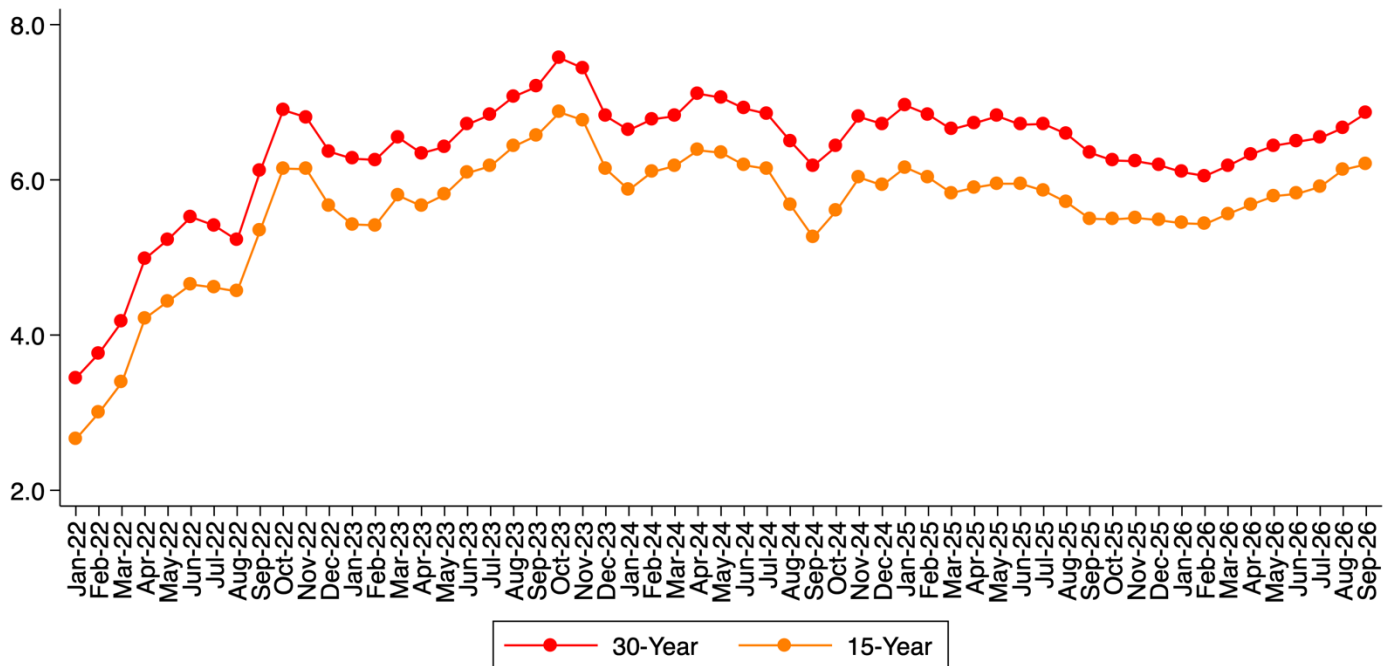
Alabama Total Jobs (Thousands)



MORTGAGE RATES

The average 30-year fixed-rate mortgage rose throughout September, climbing from 6.66% on August 27th to 6.71% by September 3rd to start the month. The rate increased an additional 5 basis points the following week to 6.76%. The rate then climbed 19 basis points to 6.95% by September 17th and rose a further 8 basis points to 7.03% by September 24th. The rate continued to rise to start October, jumping up 25 basis points to 7.28% by October 1st and an additional 12 basis points to 7.40% by October 8th. The rate remained unchanged the following week at 7.40% by October 15th. The 7.40% value is 113 basis points higher than the value of 6.27% of one year ago. Additionally, the average for each of the last 4 weeks (September 24 through October 15) was significantly higher than the corresponding weeks in 2025. At the time of this writing the 4-week average is 98 basis points greater, at 7.28%, than the 6.30% of this time last October.

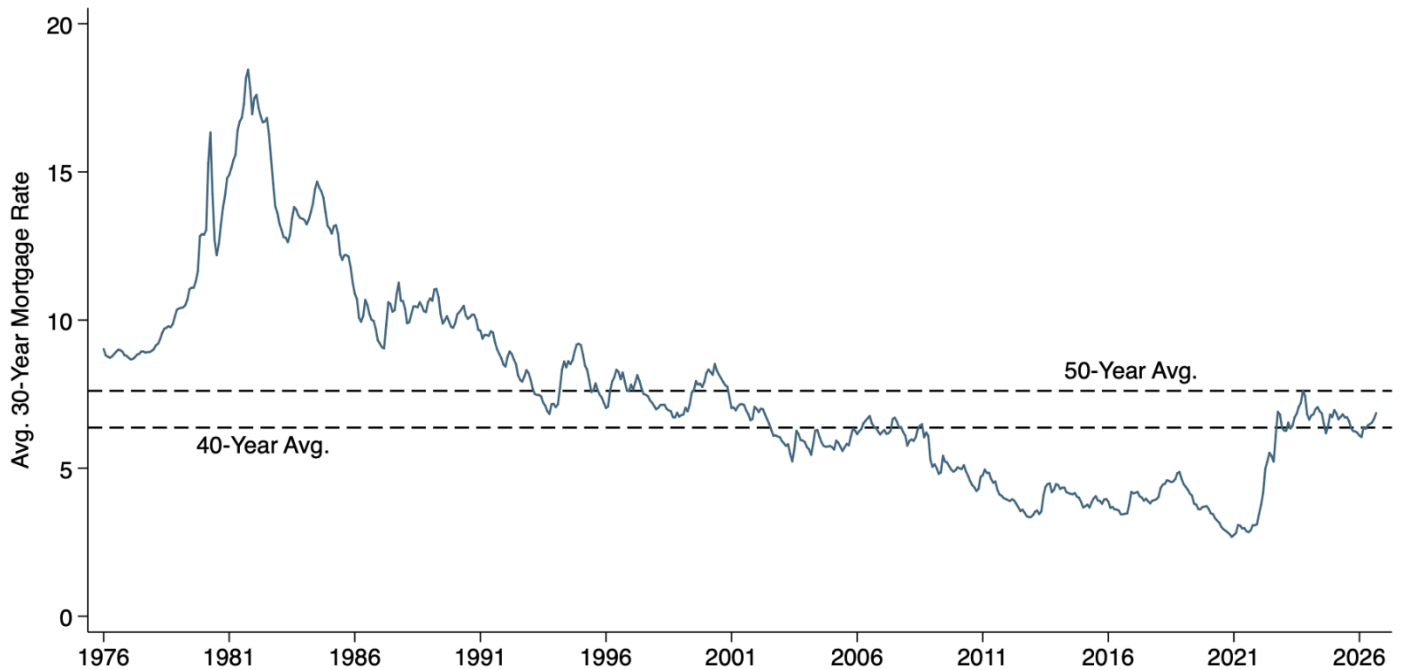
U.S. Fixed-Rate Mortgage Averages



MORTGAGE RATES OVER THE DECADES

The average 30-year fixed-rate mortgage reached a peak of 18.63% on October 9, 1981, and a low of 2.65% on January 7, 2021. However, over the last 40 years the rate averaged 6.52% and 7.67% over the last 50 years. Rates over the last few years have generally stayed within these averages; the September 2026 average 30-year fixed rate mortgage of 6.86% is within that range and is higher than the 6.67% of August 2026. The September value marks the seventh consecutive monthly increase, and it is 51 basis points above the September 2025 average of 6.35%.

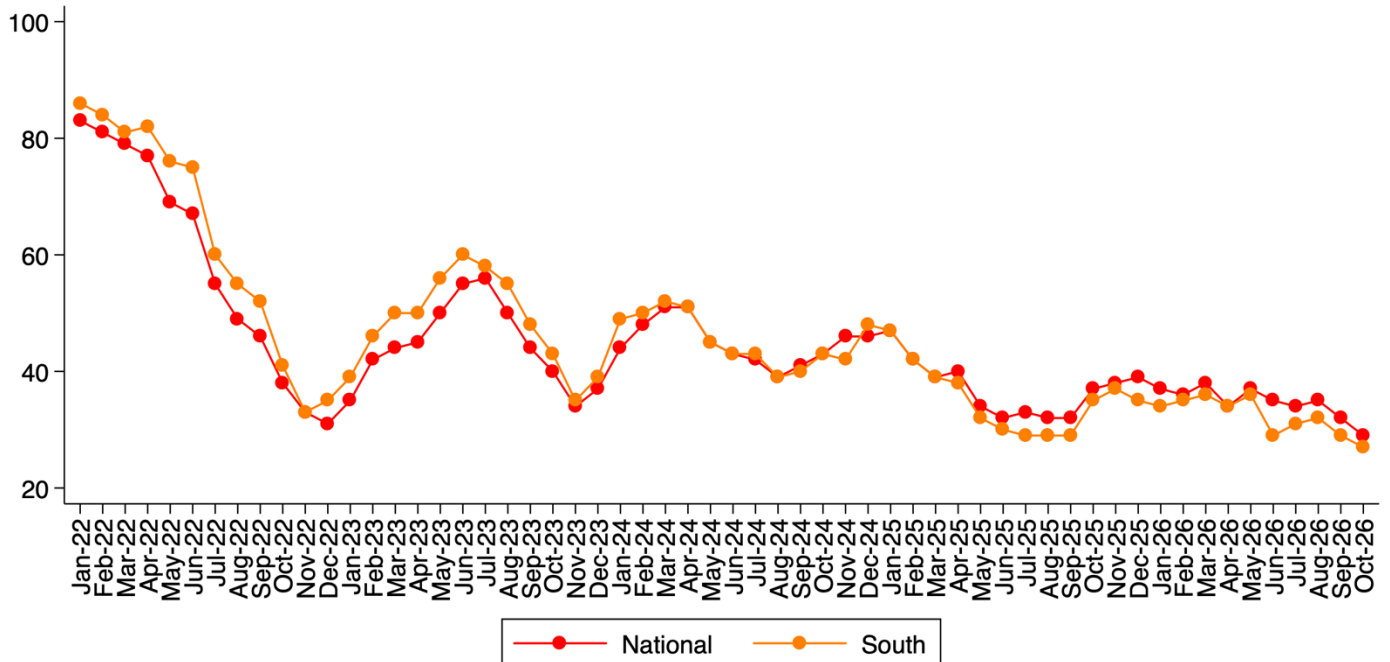
U.S. Fixed-Rate Mortgage Averages



HOUSING MARKET INDICES

The National Association of Home Builders/Wells Fargo Housing Market Index (HMI) decreased 3 points from August to September to a value of 32 (a value above 50 indicates more home builders view conditions favorably). This is the 29th consecutive month with the HMI index having a value below 50. The preliminary HMI value for October 2026 shows a decrease of 3 points to a value of 29. The October value continues the streak of index values below 50 to the 30th consecutive month and is the lowest value since June 2012. The index fell in October as all three components of the HMI decreased relative to September. "Single Family Sales: Next 6 Months" declined 5 points from 37 to 32, "Traffic of Prospective Buyers" also declined 5 points from 23 to 18, and "Single Family Sales: Present" fell 2 points from 35 to 33. This marks the tenth consecutive month, and the tenth time in the last 12 months, that all 3 components have values below 50. The South HMI fell 4 points to a value of 29 from August to September. Furthermore, the preliminary South HMI for October 2026 decreased to a value of 27, its lowest value since June 2012. The South HMI was one of three regional values to decrease in October. The West HMI fell by 10 points, from 30 to 20, and the Midwest HMI decreased 5 points, from 40 to 35 from September to October 2026. The Northeast HMI was the sole regional value to increase, rising 2 points to 37. The Northeast HMI was the highest regional value for the first time since June 2026. The West HMI value of 20 is the lowest value in October. These values mark the fourth consecutive month with all of the regional HMI values below 50, which has occurred in 11 of the last 12 months.

NAHB/Wells Fargo HMI Indices

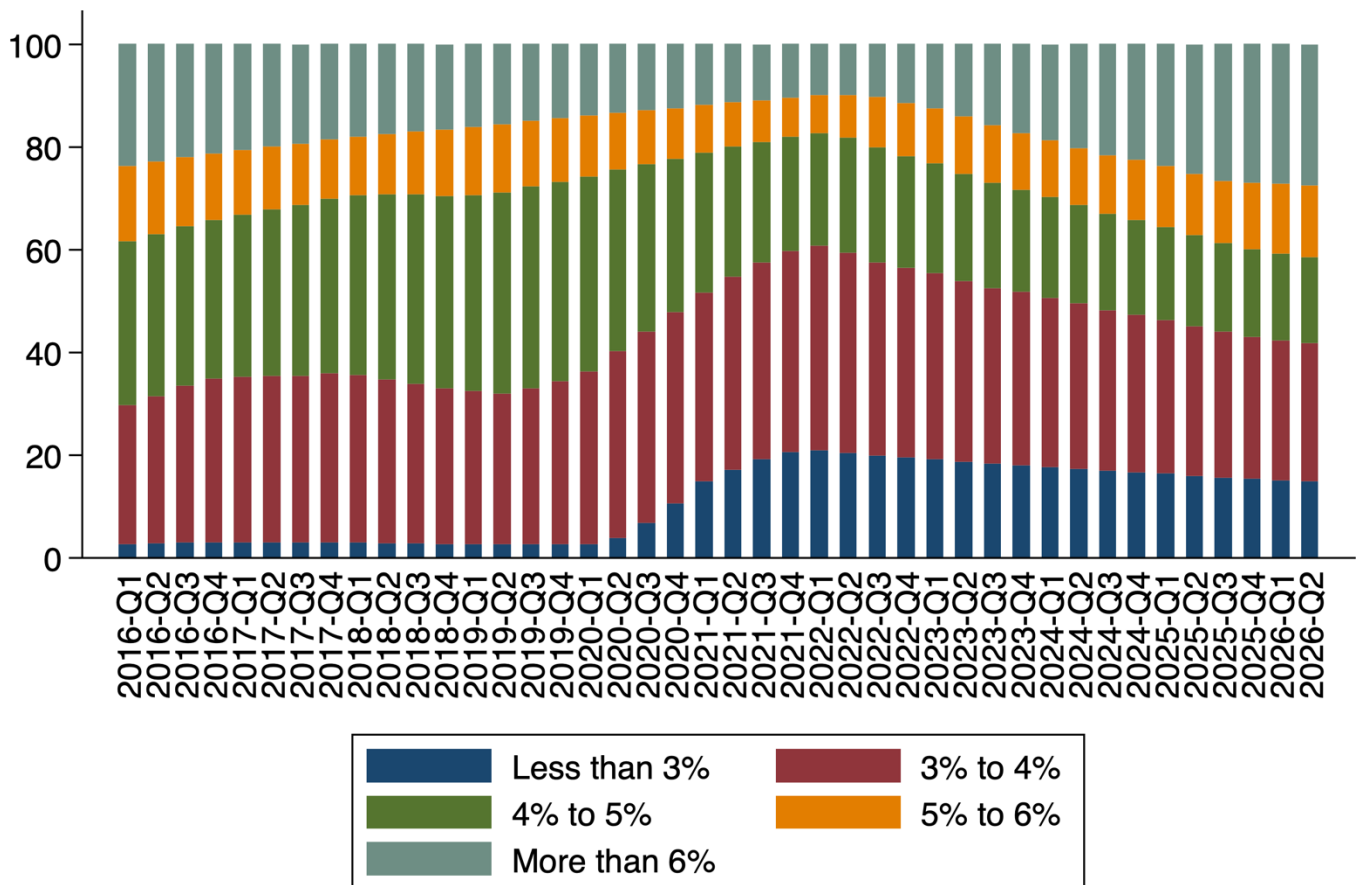


MORTGAGE LOANS OUTSTANDING

During the second quarter of 2026, the total share of outstanding mortgages in Alabama with an interest rate greater than 6% continued its upward trend, which began in the third quarter of 2022 and now accounts for 27.4% of all outstanding mortgages in the state. This is consistent with the fact that, nationally, the average 30-year mortgage rate remained above 6%, rising from 6.11% in the first quarter of 2026 (Q1-2026) to 6.41% in the second quarter of 2026 (Q2-2026). Additionally, the share of those with rates between 5% and 6% increased by 0.3 percentage points. However, no other shares of outstanding mortgages in Alabama rose between Q1-2026 and Q2-2026. Those with rates between 4% and 5% fell by 0.2 percentage points and those with rates between 3% and 4% fell by 0.3 percentage points. Additionally, the share of those with rates below 3% fell by 0.1 percentage points. The following summarizes all outstanding mortgage rates in Alabama in the second quarter of 2026:

- 27.4% of mortgage holders have rates above 6%
- 14.0% of mortgage holders have rates between 5-6%
- 16.7% of mortgage holders have rates between 4-5%
- 26.9% of mortgage holders have rates between 3-4%
- 14.9% of mortgage holders have rates below 3%

Share of Mortgage Loans Outstanding by Mortgage Rates in Alabama



HOUSING MARKET OVERVIEW

SALES

The number of sales transactions that closed during the month

Home sales activity increased in September 2026 relative to September 2025 by 3.9%. However, the 6,292 sales represent a 5.8% decrease in month-over-month sales.

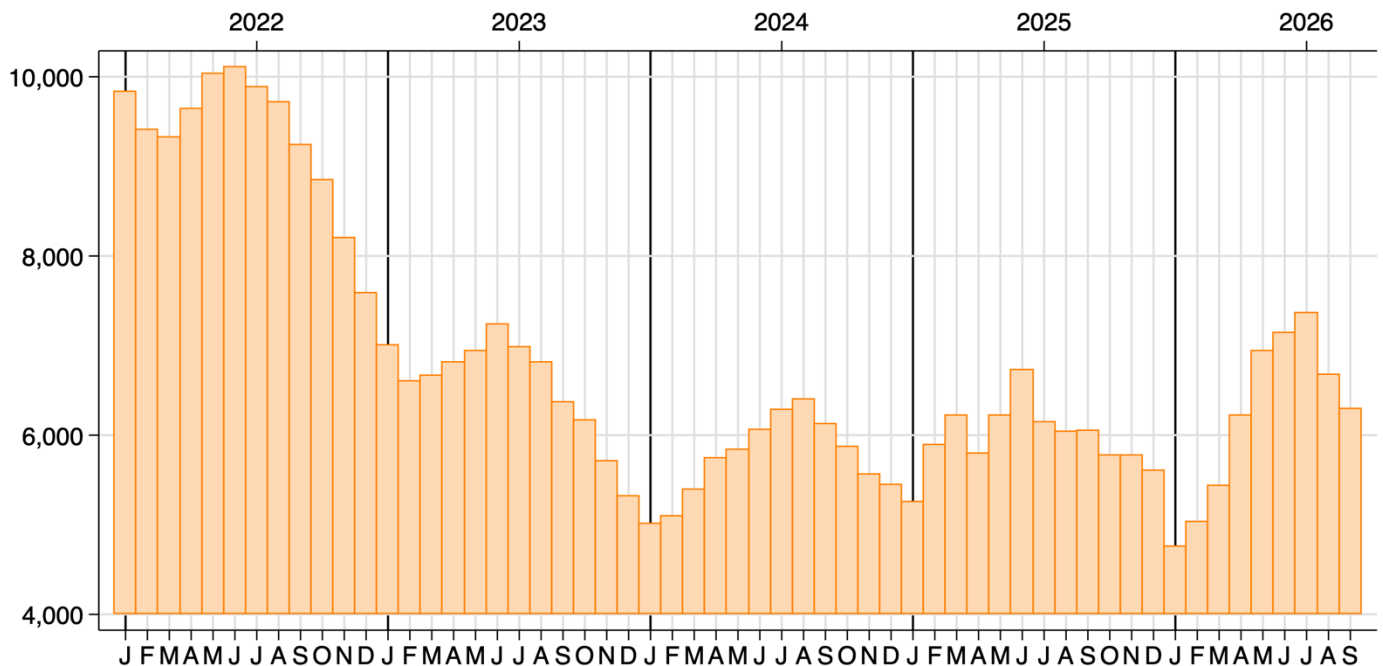
AAR's Forecast

AAR projects that state total home sales will decrease between September and October 2026 by approximately 4.0% to 6,040.

Alabama Monthly Home Sales Figures

Month	Sales	Percent Change Year-over-Year
Year-to-Date	55,850	2.8%
September 2026	6,292	3.9%
August 2026	6,680	10.6%
July 2026	7,361	19.8%
June 2026	7,138	6.2%
May 2026	6,938	11.7%
April 2026	6,214	7.3%
March 2026	5,438	-12.5%
February 2026	5,028	-14.6%
January 2026	4,761	-9.5%
December 2025	5,604	2.9%
November 2025	5,778	3.8%
October 2025	5,773	-1.7%
September 2025	6,055	-1.2%

Alabama Home Sales, Monthly Figures



HOUSING MARKET OVERVIEW

MEDIAN SALES PRICE

Measures the “middle” price of homes that sold (half of the homes sold for a higher price, and half sold for less)

The median sales price increased by 17.0% year-over-year in September 2026. However, the median sales price fell by 0.9% month-over-month.

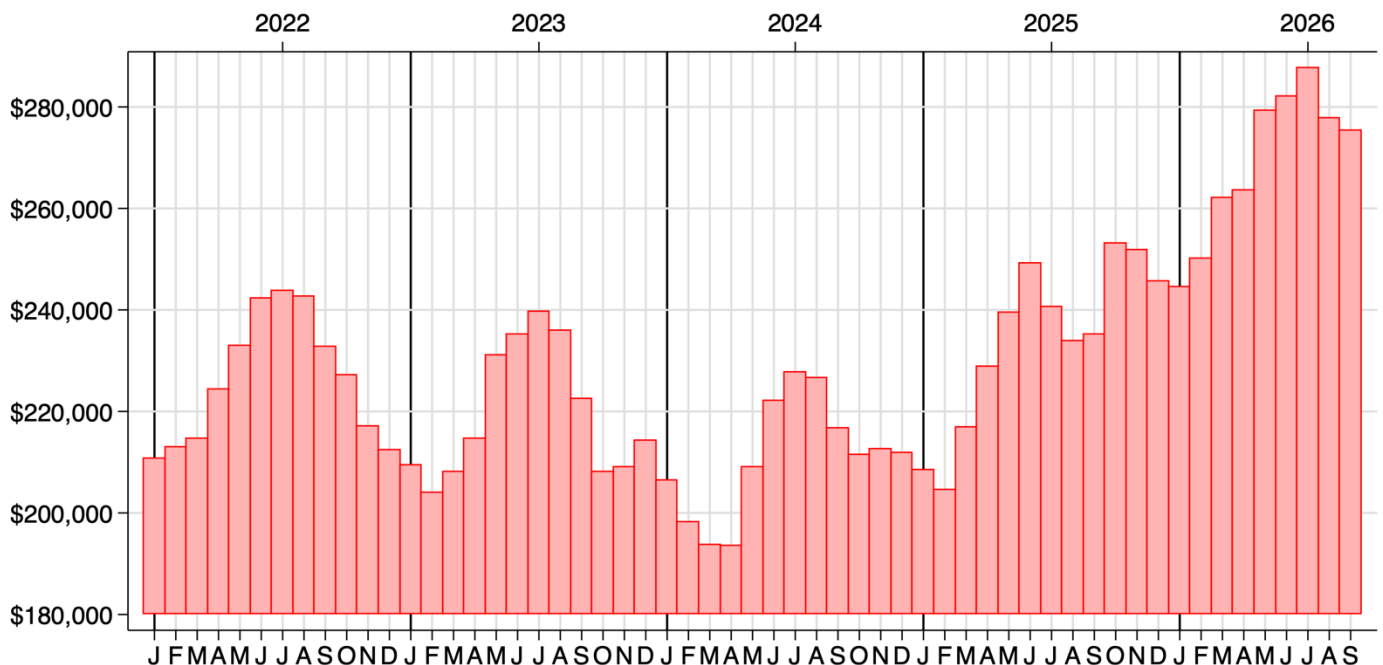
Alabama Median Sales Prices

Month	Median Sales Price (\$)	Percent Change Year-over-Year
Year-to-Date	269,146	17.8%
September 2026	275,333	17.0%
August 2026	277,750	18.8%
July 2026	287,750	19.6%
June 2026	282,139	13.2%
May 2026	279,185	16.6%
April 2026	263,518	15.2%
March 2026	262,009	20.8%
February 2026	250,113	22.3%
January 2026	244,520	17.3%
December 2025	245,615	15.9%
November 2025	251,784	18.5%
October 2025	253,201	19.7%
September 2025	235,246	8.6%

AAR's Forecast

AAR projects that the state median home sales price will remain roughly unchanged between September and October 2026.

Alabama Median Sales Prices (\$), Monthly Figures



HOUSING MARKET OVERVIEW

AVERAGE SALES PRICE

The sum of all sales in dollars divided by the number of homes sold

The average, or mean, Alabama sales price increased by \$317 relative to last month. This is an increase of 0.1% compared to last month and is 17.0% higher compared to September 2025.

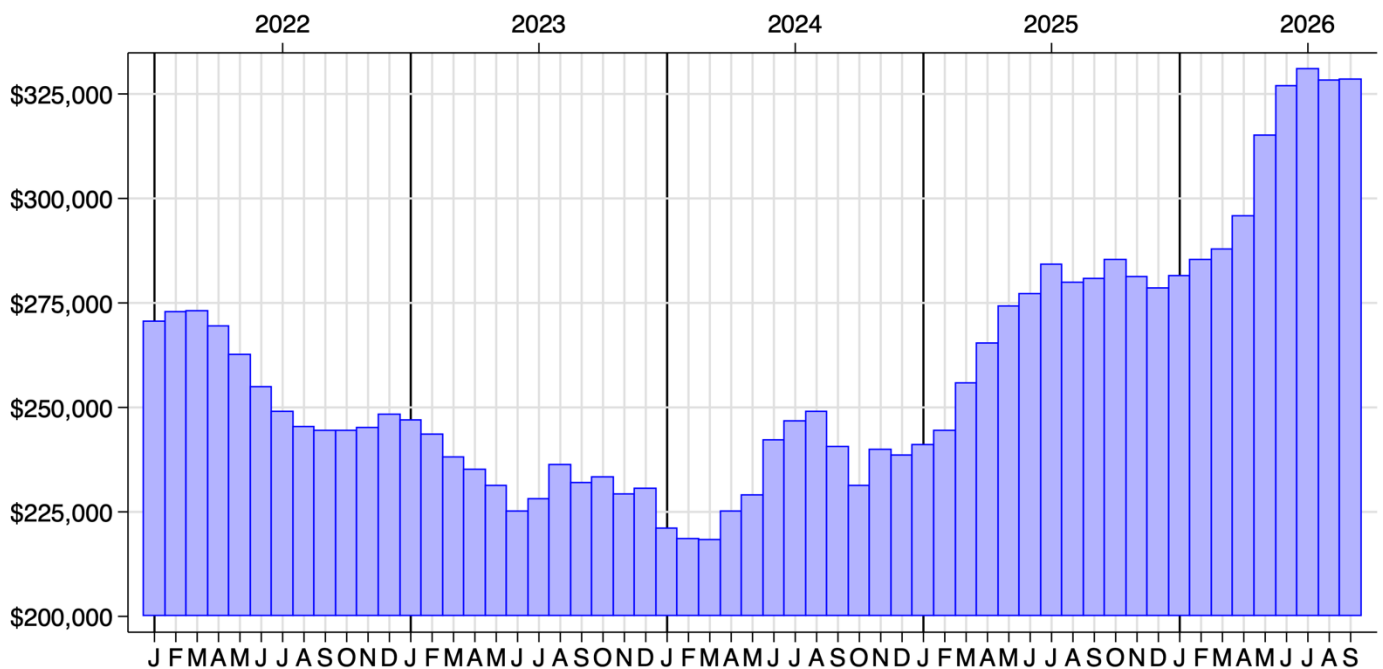
Alabama Average Sales Prices

Month	Average Sales Price (\$)	Percent Change Year-over-Year
Year-to-Date	308,850	15.7%
September 2026	328,445	17.0%
August 2026	328,128	17.3%
July 2026	331,047	16.5%
June 2026	326,875	17.9%
May 2026	314,970	14.9%
April 2026	295,709	11.5%
March 2026	287,768	12.5%
February 2026	285,224	16.7%
January 2026	281,485	16.8%
December 2025	278,396	16.7%
November 2025	281,101	17.2%
October 2025	285,345	23.4%
September 2025	280,721	16.7%

AAR's Forecast

AAR projects that the state average home sales price will remain roughly unchanged between September and October 2026.

Alabama Average Sales Prices (\$), Monthly Figures



HOUSING MARKET OVERVIEW

SALES VOLUME

Measures the combined sales price of all homes that closed during the month

The sold dollar volume in September 2026 was \$2.07 billion, which is up \$0.37 billion from September 2025. This sales figure represents a 21.8% increase, year-over-year. However, the September sales dollar volume is 5.5% less than last month.

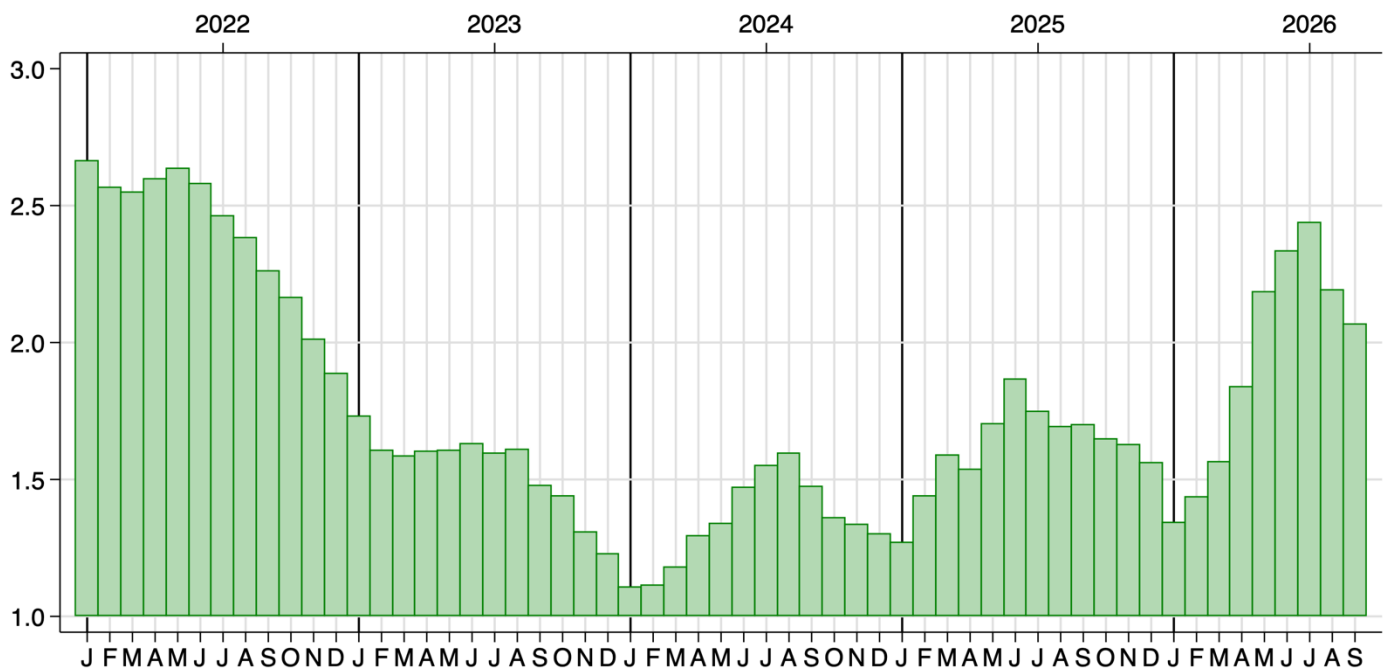
AAR's Forecast

AAR projects that state sales volume will decrease between September and October 2026 by approximately 3.9% to \$1.99 billion.

Alabama Sales Volume (in Billions)

Month	Sales Volume (\$)	Percent Change Year-over-Year
Year-to-Date	17.39	19.7%
September 2026	2.07	21.8%
August 2026	2.19	29.6%
July 2026	2.44	39.4%
June 2026	2.33	25.3%
May 2026	2.19	28.8%
April 2026	1.84	19.5%
March 2026	1.56	-1.9%
February 2026	1.43	-0.7%
January 2026	1.34	5.5%
December 2025	1.56	20.0%
November 2025	1.62	21.8%
October 2025	1.65	21.3%
September 2025	1.70	15.6%

Alabama Sales Volume (in Billions), Monthly Figures



HOUSING MARKET OVERVIEW



DAYS ON MARKET

Measures how long it takes a home to sell after it has been listed on the market

Alabama homes stayed on the market for 3 days longer in September 2026 relative to August 2026. Homes sold in September were on the market for 71 days, on average. This figure is 3 days more compared to one year ago (68 days).

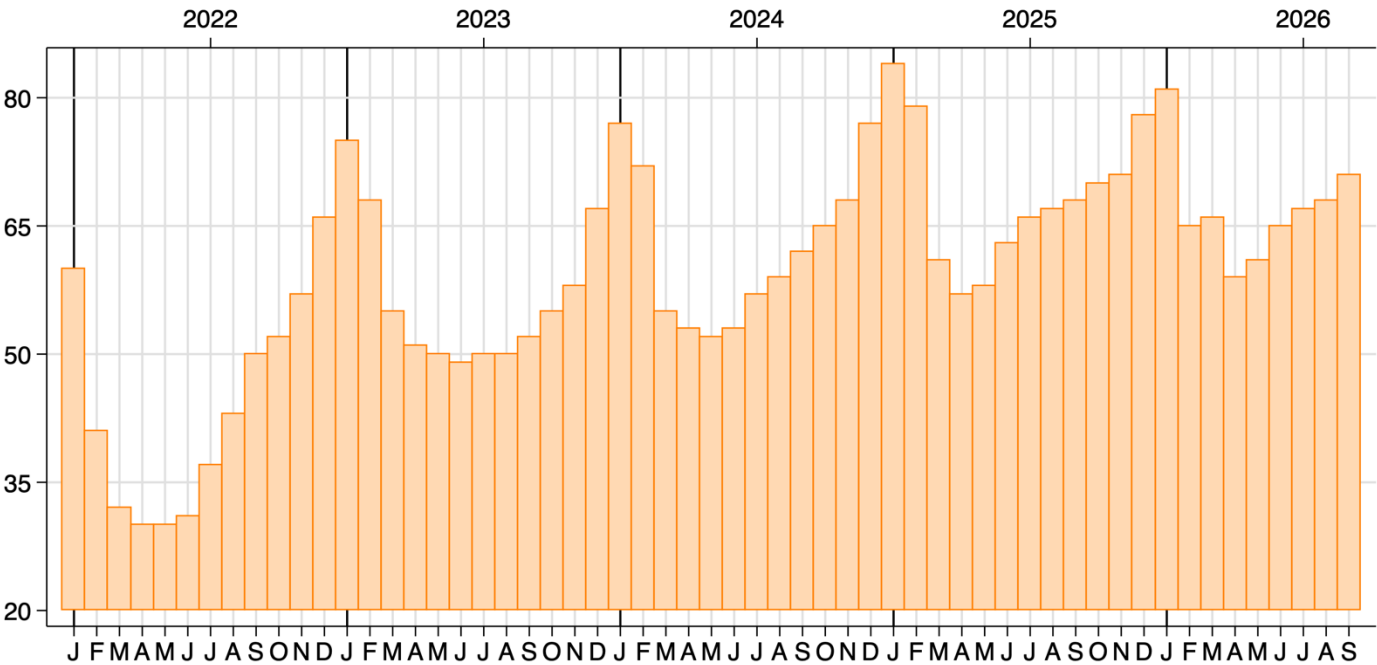
AAR’s Forecast

Based upon current economic trends, AAR projects that state residential days on market will increase between September and October 2026 by approximately 4.2% to 74.

Alabama Residential Days on Market

Month	Days on Market	Percent Change Year-over-Year
Year-to-Date	67	0.0%
September 2026	71	4.4%
August 2026	68	1.5%
July 2026	67	1.5%
June 2026	65	3.2%
May 2026	61	5.2%
April 2026	59	3.5%
March 2026	66	8.2%
February 2026	65	-17.7%
January 2026	81	-3.6%
December 2025	78	1.3%
November 2025	71	4.4%
October 2025	70	7.7%
September 2025	68	9.7%

Alabama Residential Days on Market, Monthly Figures



HOUSING MARKET OVERVIEW

SUPPLY

Estimate of the number of months it will take for all homes listed on the market to sell

Housing supply levels increased in September 2026, relative to August 2026, as there were 4.8 months of supply. Additionally, this figure is greater than that of one year ago (4.7 months).

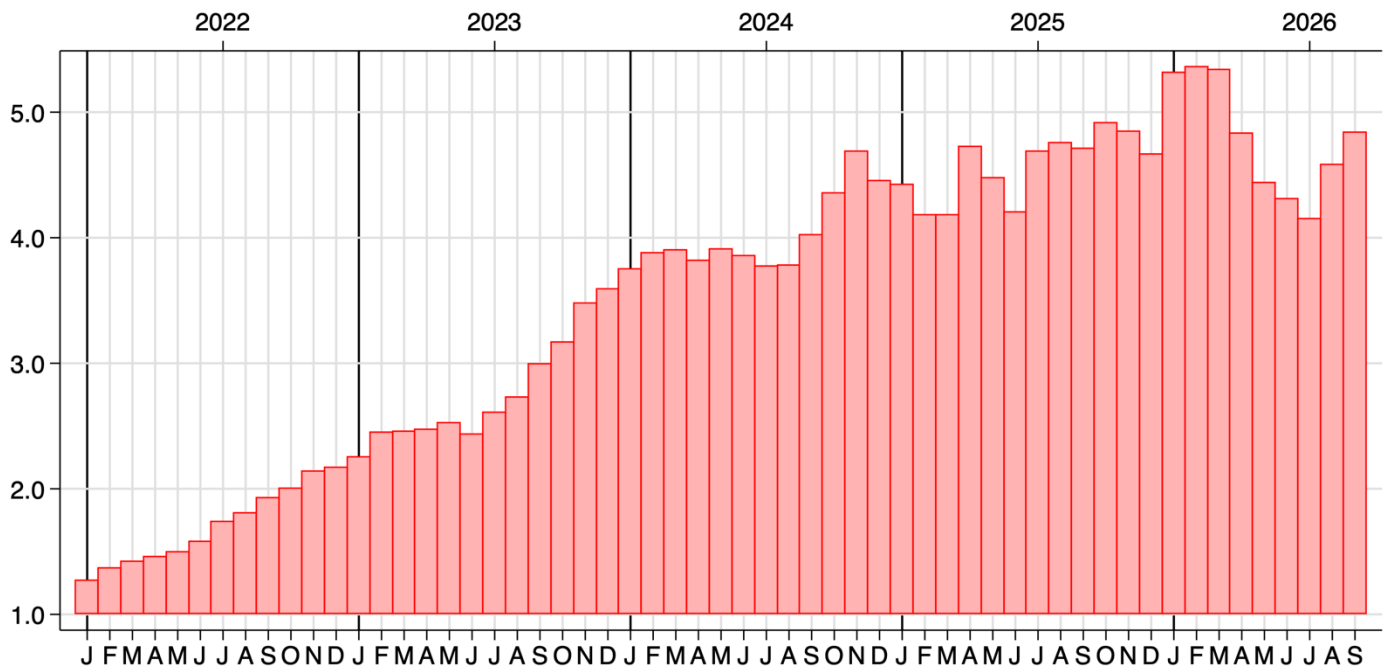
AAR's Forecast

AAR projects that state housing supply will increase between September and October 2026 by approximately 4.2% to 5.0 months.

Alabama Months of Supply

Month	Months of Supply	Percent Change Year-over-Year
Year-to-Date	4.8	6.7%
September 2026	4.8	2.1%
August 2026	4.6	-4.2%
July 2026	4.1	-12.8%
June 2026	4.3	2.4%
May 2026	4.4	-2.2%
April 2026	4.8	2.1%
March 2026	5.3	26.2%
February 2026	5.4	28.6%
January 2026	5.3	20.5%
December 2025	4.7	4.4%
November 2025	4.8	2.1%
October 2025	4.9	11.4%
September 2025	4.7	17.5%

Alabama Months of Supply, Monthly Figures



HOUSING MARKET OVERVIEW

RESIDENTIAL LISTINGS

The number of properties listed on the market during the year

Alabama had more active listings at the end of September 2026 (22,525) compared to one year ago (20,765). This figure represents an 8.5% annual increase. Additionally, it marks a 0.7% increase relative to last month. September 2026 listings were up by 161 relative to August 2026. This marks the eighth consecutive month of increases in the number of listings.

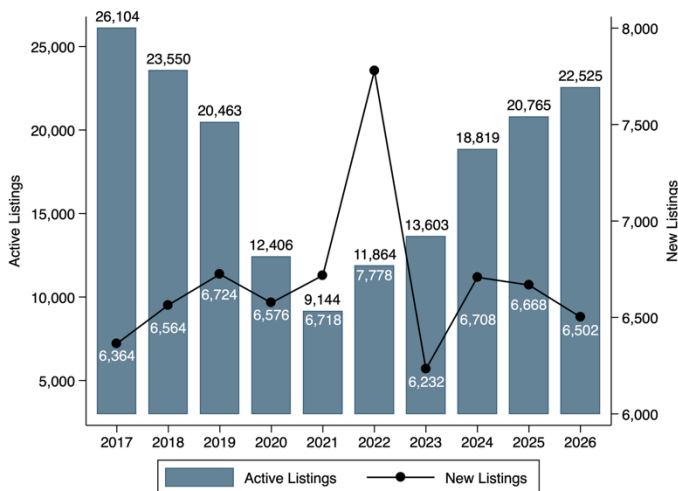
AAR's Forecast

Based upon current economic trends, AAR projects state residential active listings will remain roughly unchanged between September and October 2026.

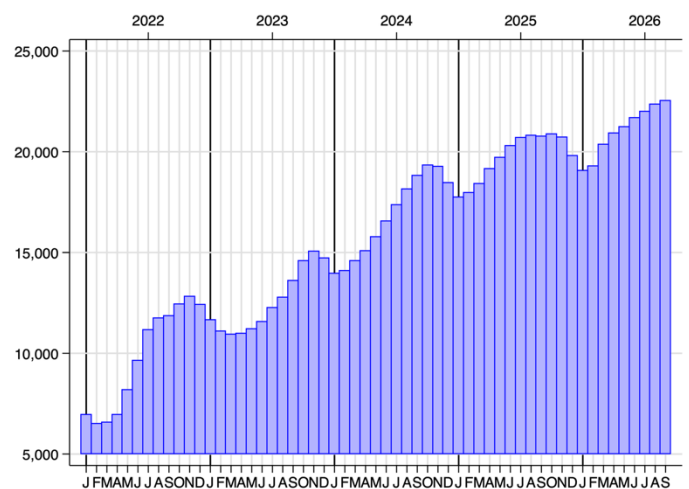
Alabama Active Residential Listings

Month	Active Listings	Percent Change Year-over-Year
Year-to-Date	21,051	7.9%
September 2026	22,525	8.5%
August 2026	22,364	7.5%
July 2026	22,006	6.3%
June 2026	21,681	6.8%
May 2026	21,241	7.8%
April 2026	20,928	9.3%
March 2026	20,355	10.5%
February 2026	19,283	7.4%
January 2026	19,073	7.5%
December 2025	19,808	7.3%
November 2025	20,725	7.5%
October 2025	20,866	8.0%
September 2025	20,765	10.3%

Alabama Active and New Residential Listings, September Figures



Alabama Active Residential Listings, Monthly Figures



HOUSING MARKET OVERVIEW

NEW HOME BUILDING PERMITS

Building permits for privately-owned residential construction of new one-unit structures, i.e., new homes

Building permits for new one-unit structures, i.e., new homes, increased to 1,392 units in August 2026. This represents an increase of 2.6% month-over-month and an increase of 12.7% year-over-year.

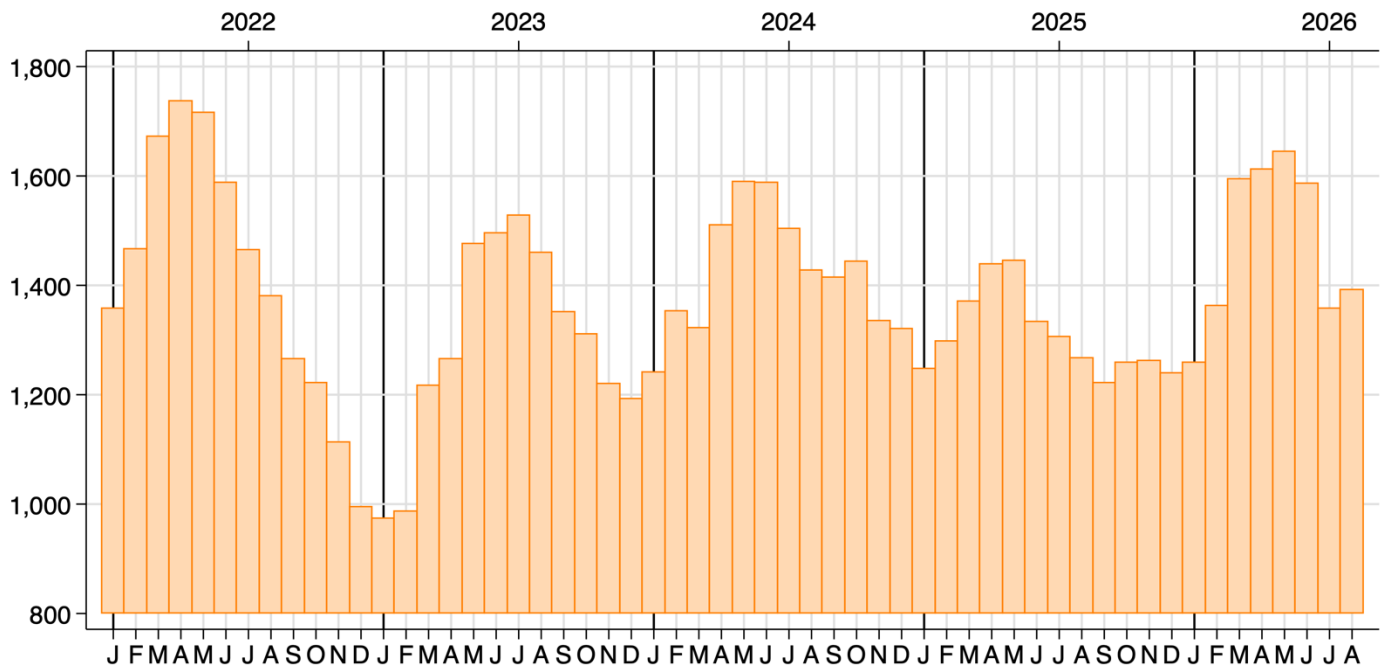
AAR's Forecast

Based upon current economic trends, AAR projects that state new home building permits will remain roughly unchanged between August and September 2026.

Alabama New Home Building Permits

Month	Permits	Percent Change Year-over-Year
Year-to-Date	11,806	10.3%
August 2026	1,392	12.7%
July 2026	1,357	4.0%
June 2026	1,586	19.0%
May 2026	1,644	13.8%
April 2026	1,612	12.0%
March 2026	1,594	16.3%
February 2026	1,363	5.0%
January 2026	1,258	-3.1%
December 2025	1,239	-6.1%
November 2025	1,262	-5.5%
October 2025	1,259	-11.0%
September 2025	1,222	-13.6%
August 2025	1,235	-14.4%

Alabama New Home Building Permits, Monthly Figures



HOUSING MARKET OVERVIEW

AAR's Forecast

Increasing inflation, elevated Treasury yields, and hawkish Fed signals have pushed mortgage rate forecasts above 7%. Concurrently, deteriorating consumer sentiment and rising inflation expectations may create headwinds for housing demand. Despite these hurdles, Alabama's market shows solid fundamentals with expanding active inventory, along with longer days on market and median prices adjusting accordingly, making the fourth quarter an opportunistic window for buyers.

Factors to consider in the near term:

- The Producer Price Index (PPI) jumped to 6.3% in September, its highest year-over-year value since December 2022. The PPI has generally climbed throughout 2026 from 3.1% in January. The PPI is considered a leading indicator relative to the CPI, as it reflects the pricing for the output of domestic producers and usually takes from 1 to 6 months to be reflected in consumer prices. Prices for imports have also generally increased year-over-year in a similar fashion in 2026 with the Import Price Index (IPI) rising to 8.1% in September, its highest value since July 2022 according to the latest data by the Bureau of Labor Statistics.
- Given these pricing pressures and current inflation, it is unsurprising that leading consumer surveys indicate a drop in household economic confidence alongside rising inflation expectations heading into October 2026. Data from the University of Michigan Surveys of Consumers shows that the preliminary Index of Consumer Sentiment fell to 46.3 in October, nearing record lows and representing a 3.7% month-over-month decline from September's final reading of 48.1. This slide was primarily anchored by a steep 12.2% collapse in current economic conditions to a low of 44.7, even as forward-looking expectations ticked up slightly to 47.3. Year-ahead inflation expectations edged up to 4.7% in October (from 4.6% in September) amid high cost of living pressures, while long run inflation expectations climbed to 3.5%. Similarly, the Conference Board Consumer Confidence Index fell to 81.9 in September, a decline of 6.7 points (the neutral baseline value is 100), as the Expectations Index slipped to 63.6, remaining well below the threshold that typically signals an impending recession. Additionally, the Present Situation Index retreated sharply to 109.3 amid softening views of current labor market conditions.
- With inflation concerns rising, members of the Federal Reserve have signaled that another rate hike is likely in 2026. However, with recent labor market conditions softening the likelihood of an increase in the fed funds rate target at the October meeting has fallen. Public statements made by Federal Reserve officials following the September FOMC meeting highlight a split in sentiment regarding the rate trajectory for the upcoming meeting. While a majority of policymakers projected at least one additional 25-basis-point increase before year-end in their September Summary of Economic Projections, recent commentary emphasizes assessing incoming data before moving again. The members appear to be in two groups, with those favoring a hike emphasizing that inflation remains well above the Fed's 2% target and argue that additional tightening is needed to ensure price pressures do not become sticky or accelerate, while others advocate for a hold at the October meeting noting that monetary policy acts with a lag and that recent labor market cooling provides time to gather more economic information before deciding whether to hike again in December.
- In response to persistent inflation, higher treasury yields, hawkish Fed signals, and growing fiscal strain and deficits at the national level, forecasts for the 30-year fixed rate mortgage are increasing. Fannie Mae significantly raised its forecast to 7.4% for the 4th quarter of 2026 (up from 6.8%) and 7.5% for 2027 (up from 6.7%). The Mortgage Bankers Association also projected higher rates, although not as high as Fannie Mae, predicting 7.3% for the 4th quarter of 2026 and remaining above 7% in 2027. These are climbing from 6.7% in August for both the 4th quarter of 2026 and through 2027.
- While rates are likely to remain elevated, and there is pessimism nationally, the 4th quarter is a good time to buy a home in Alabama. Median prices are likely to decline as sellers adjust to market realities; active listings are near multi-year highs; and homes are spending more time on the market, creating a more favorable environment for prospective buyers.

Alabama REALTORS® Economic and Real Estate Report

The Alabama Association of REALTORS® (AAR) is the largest statewide organization of real estate professionals comprised of over 19,000 members from 23 boards and 1,200 real estate companies. United by adherence to a Code of Ethics, our members work as real estate professionals in the sale, lease, appraisal, management and development of residential, commercial, rural and resort properties throughout Alabama.

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The goal of AAR's Economic and Real Estate Report is to produce timely, data driven economic and market analysis, authoritative business intelligence to serve members, and inform consumers, policymakers and the media in a professional and accessible manner.

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The numbers and figures in this report are drawn from numerous government and proprietary data sources and represent best information at the time of release. Information is deemed reliable but not guaranteed. As new data emerges, the Alabama Association of REALTORS® may, from time to time, update these figures to reflect more recent information.

