

Local Market Update for February 2025

A Research Tool Provided by Central Panhandle Association of REALTORS®



Calhoun County

Detached Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	8	3	- 62.5%	15	9	- 40.0%
Pending Sales	5	5	0.0%	8	7	- 12.5%
Closed Sales	4	3	- 25.0%	4	4	0.0%
Days on Market Until Sale	40	40	0.0%	40	42	+ 5.0%
Inventory of Homes for Sale	25	27	+ 8.0%	25	29	+ 16.0%
Median Sales Price*	\$220,400	\$195,000	- 11.5%	\$220,400	\$161,000	- 27.0%
Percent of List Price Received*	93.0%	99.5%	+ 7.0%	93.0%	96.5%	+ 3.8%

Townhouse/Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Inventory of Homes for Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--

Mobile/Manufactured

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1	0	- 100.0%	6	1	- 83.3%
Pending Sales	3	0	- 100.0%	3	1	- 66.7%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	162	69	- 57.4%	162	101	- 37.7%
Inventory of Homes for Sale	8	7	- 12.5%	10	7	- 30.0%
Median Sales Price*	\$103,000	\$89,900	- 12.7%	\$103,000	\$140,950	+ 36.8%
Percent of List Price Received*	86.6%	100.0%	+ 15.5%	86.6%	99.3%	+ 14.7%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

