



Baldwin Residential Real Estate
Center for Real Estate & Economic Development
Baldwin County Association of REALTORS® MLS
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Report for the month of January, 2017

Baldwin County Residential Market

(Total, North, Eastern Shore, Central, South, Gulf Beach)

Prices: The average sales price in Baldwin County decreased 8.32% or from \$295,171 in December to \$270,616 in January. Compared to last year, average sales price increased by 12.75%. Median sales price decreased 6.30% from last month, and increased 9.25% from last year. Since last year, the largest increase in average sales price was 14.95% in the Eastern Shore area. During the same time period, the largest increase in median sales price was in Central Baldwin with 25.22%.

Sales: Total sales in Baldwin County decreased from 435 to 366 sales, or 15.86% since last month. The largest increase since the previous month was 9.38% in Central Baldwin, or from 32 to 35 sales. Compared to last year, the largest increase in sales was also in Central Baldwin with a 59.09% change in number of sales.

Days on Market: Average days on the market between December and January decreased from 160 to 156 days, a 2.50 % decrease. Since last year, average days decreased by 1.89%. Compared to December, average days on the market increased in North Baldwin, Eastern Shore and Central Baldwin by 20.57%, 6.21%, and 8.33% respectively.

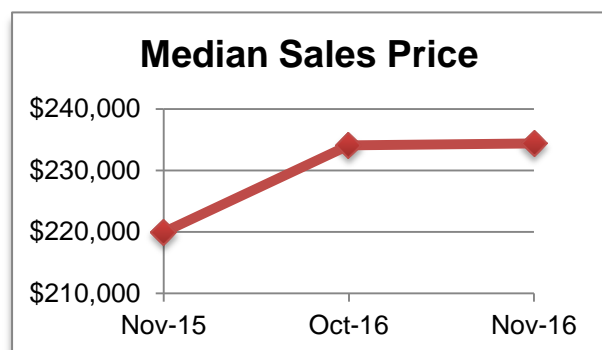
U.S.: U.S. sales decreased 6.10% from October 2016 to November 2016. Compared to last year, total sales increased from 351,000 to 418,000. Average sales price increased by 0.20% since October, and increased by 4.60% from the previous year. Median sales price increased 0.10% from October, and increased by 6.50% relative to last year. The inventory month's supply decreased by 9.30% from the previous month.

Overall Analysis: For the month of January, the Baldwin residential market showed decreases in average sales price, median sales price, number of sales and inventory month's supply.

Per the latest national housing statistics, the U.S. market in November showed decreases in number of sales and inventory month's supply, while showing increases in average sales price and median sales price.

United States Existing Home Prices for All Housing Types

Time	Sales	Average Sales Price	Median Sales Price	Inventory Months Supply
Nov-15	351,000	\$263,800	\$220,000	5.0
Oct-16	445,000	\$275,500	\$234,100	4.3
Nov-16	418,000	\$276,000	\$234,400	3.9
Vs. Last Month (%)	-6.1	0.2	0.1	-9.3
Vs. Last Year (%)	19.1	4.6	6.5	-22.0



Data Sources: All data taken from the Baldwin County Association of REALTORS® Multiple Listing Service, Sheila Dodson, Office: 251.947.3777, and National Association of Realtors: www.realtor.com.

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Baldwin County Residential

For the Month of January 2017

Baldwin County Areas	Average Sale Price	Median Sale Price	Number of Sales	Average Days on Market
Total County	\$270,616	\$219,250	366	156
Dec-16	\$295,171	\$234,000	435	160
% vs prv mo	-8.32	-6.30	-15.86	-2.50
% vs prv year	12.75	9.25	15.82	-1.89
North Baldwin	\$156,310	\$158,300	5	170
Dec-16	\$131,259	\$132,500	11	141
% vs prev mo	19.09	19.47	-54.55	20.57
% vs prev year	1.86	53.32	-50.00	-44.63
Eastern Shore	\$289,399	\$224,900	111	171
Dec-16	\$304,671	\$235,000	148	161
% vs prev mo	-5.01	-4.30	-25.00	6.21
% vs prev year	14.95	4.00	7.77	12.50
Central	\$162,100	\$156,464	35	156
Dec-16	\$187,620	\$162,475	32	144
% vs prev mo	-13.60	-3.70	9.38	8.33
% vs prev year	14.24	25.22	59.09	8.33
South	\$188,718	\$160,000	85	129
Dec-16	\$191,247	\$165,000	95	143
% vs prev mo	-1.32	-3.03	-10.53	-9.79
% vs prev year	9.08	9.78	14.86	2.38
Gulf Beach	\$341,740	\$315,000	130	161
Dec-16	\$387,194	\$345,000	149	174
% vs prev mo	-11.74	-8.70	-12.75	-7.47
% vs prev year	12.67	9.95	21.50	-9.04

Year-to-Date 2017	Average Sale Price	Median Sale Price	Number of Sales	Average Days on Market
Total County	\$270,616	\$219,250	366	156
North	\$156,310	\$158,300	5	170
Eastern Shore	\$289,399	\$224,900	111	171
Central	\$162,100	\$156,464	35	156
South	\$188,718	\$160,000	85	129
Gulf Beach	\$341,740	\$315,000	130	161

Areas Defined as:

<i>North</i>	<i>Bay Minette, Stapleton, North Baldwin County</i>
<i>Eastern Shore</i>	<i>Spanish Fort, Daphne, Fairhope</i>
<i>Central</i>	<i>Seminole, Loxley, Silverhill, Robertsedale, Summerdale</i>
<i>South</i>	<i>Bon Secour, Gulf Shores N-ICW, Magnolia Springs, Foley, Lillian, Elberta</i>
<i>Gulf Beach</i>	<i>Orange Beach, Gulf Shores S - ICW, Fort Morgan</i>