



**CENTER for REAL ESTATE and
ECONOMIC DEVELOPMENT**

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Mobile County, AL

Quarterly Residential Housing Update

2016 | Quarter 2



Mobile Area Association of REALTORS®

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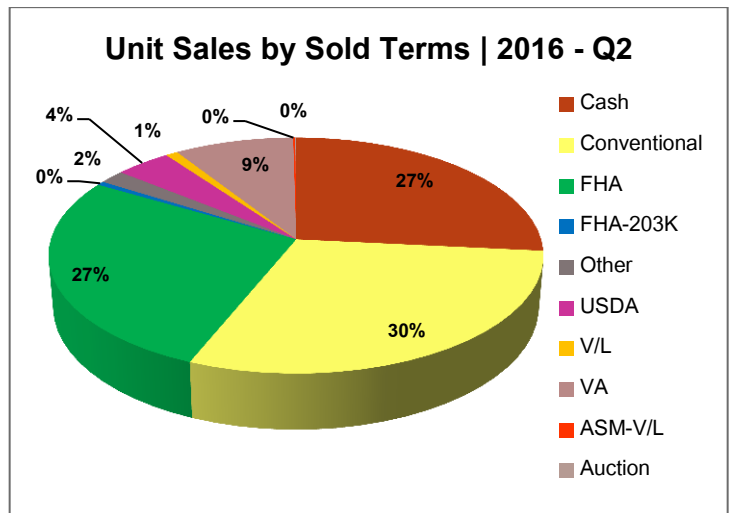
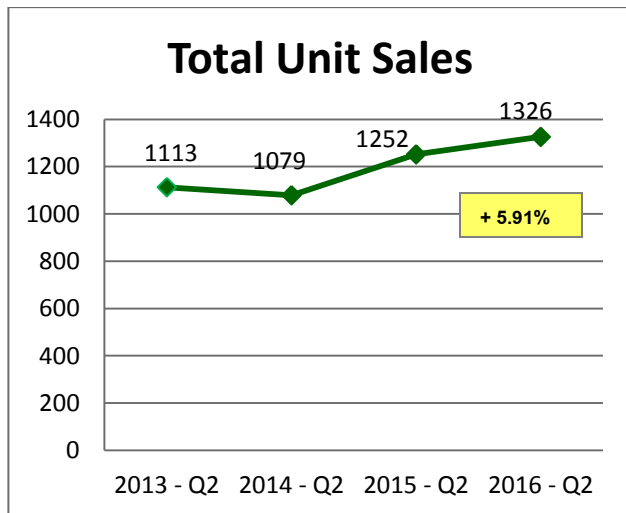


Mobile County Sales Data

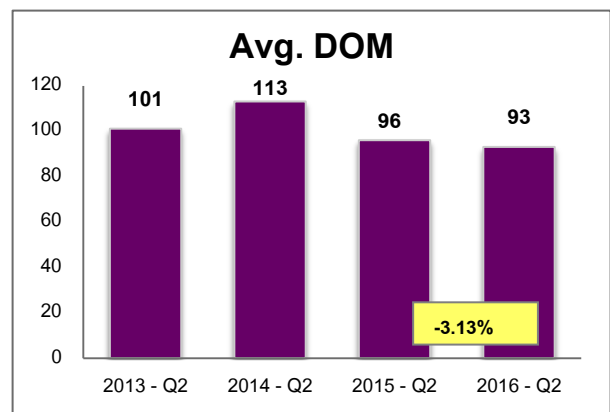
Total unit sales for the second quarter of 2016 in Mobile County were 1,326. Compared to the second quarter of 2015, total unit sales increased by 5.91% in the second quarter of 2016. Most residential properties sold in the \$100,000-\$199,999 range, increasing 12.61% compared to the second quarter of 2015. The most significant increase in price range occurred in the Over \$1 million range, where there was a 500% increase from the second quarter of 2015.

Total Unit Sales by Price Range

Price Range	2015 - Q2	2016 - Q2	Change
\$0-\$99,999	456	416	-8.77%
\$100,000-\$199,999	518	581	12.16%
\$200,000-\$299,999	190	214	12.63%
\$300,000-\$499,999	68	79	16.18%
\$500,000-\$999,999	19	30	57.89%
Over \$1 million	1	6	500.00%
Total	1252	1326	5.91%

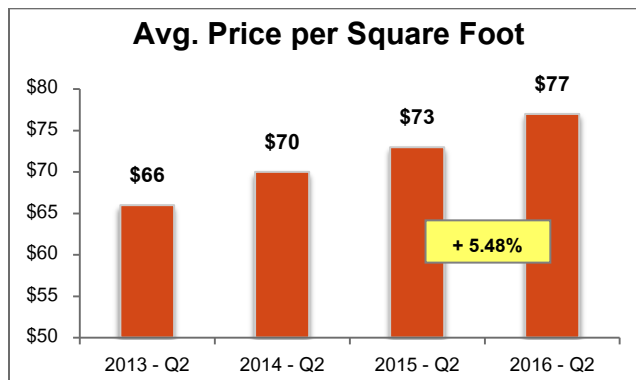
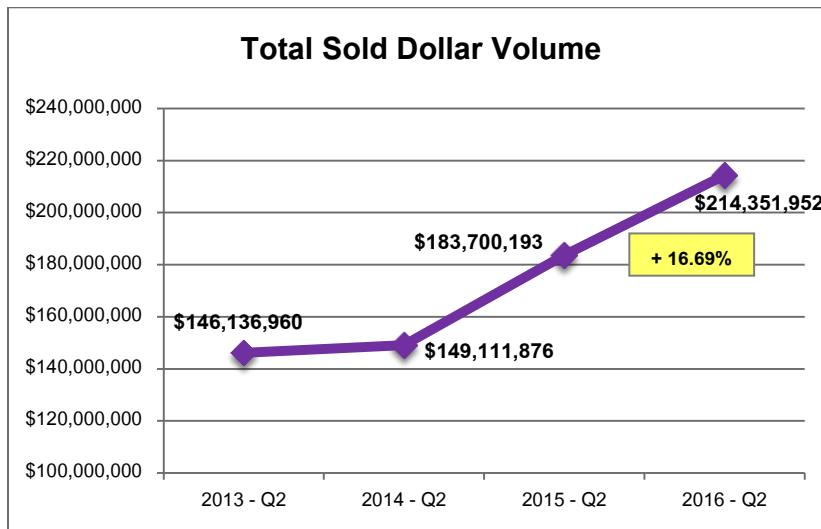
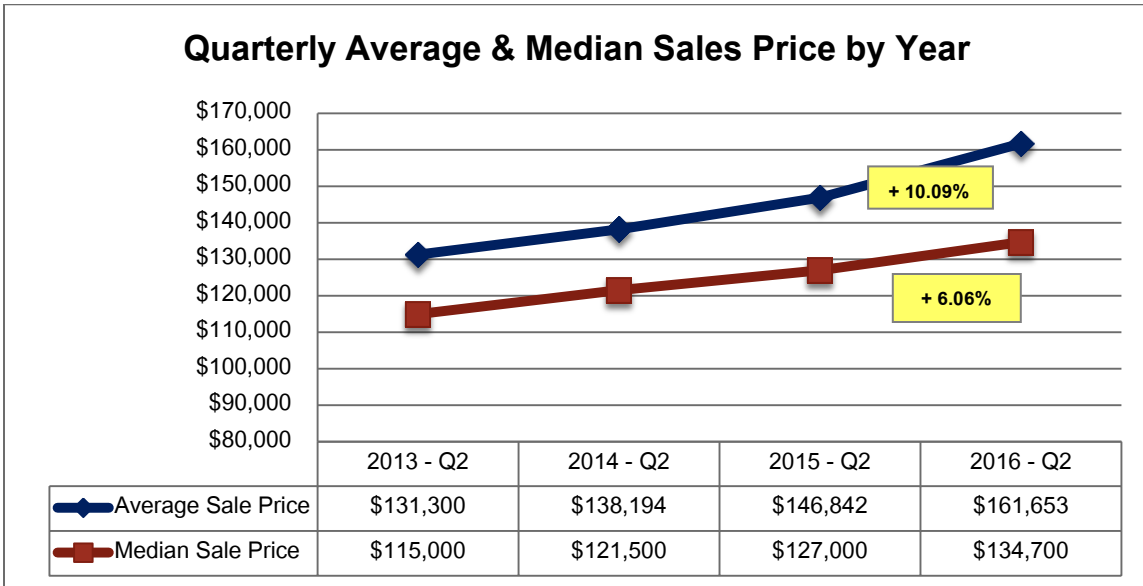


Average days on the market (DOM) for the second quarter of 2016 were 93 days. Compared to the second quarter of 2015, average DOM decreased by 3.13%.



Mobile County Sales Data (continued)

Average sales price in Mobile County increased to \$161,653 in the second quarter of 2016, a 10.09% change from the second quarter of 2015. Median sales price increased by 6.06% from the second quarter of 2015 to \$134,700 in the second quarter of 2016.



Sales Data Summary by MLS Zones

Zone	Unit		Total Sold	
	Sales	% of Total	Dollar Volume	% of Total
01 Downtown	16	1.21%	\$1,697,781	0.79%
02 Midtown South	18	1.36%	\$4,034,500	1.88%
03 MidTown East	71	5.35%	\$12,452,436	5.81%
04 Dauphin Island Pkwy North	33	2.49%	\$1,061,246	0.50%
07 MidTown West	38	2.87%	\$3,271,618	1.53%
09 MidCentral	19	1.43%	\$494,412	0.23%
10 Eight Mile/Prichard	14	1.06%	\$610,000	0.28%
11 Chickasaw	21	1.58%	\$1,079,500	0.50%
14 Municipal Park/West Central	50	3.77%	\$3,697,135	1.72%
15 Springhill/USA	89	6.71%	\$25,636,032	11.96%
16 Cottage Hill North	92	6.94%	\$13,547,988	6.32%
17 Cottage Hill South	88	6.64%	\$14,354,248	6.70%
18 West Mobile	142	10.71%	\$24,750,335	11.55%
19 Tillman's Corner	60	4.52%	\$6,967,358	3.25%
20 Western Bay Shores	46	3.47%	\$12,953,358	6.04%
21 Dauphin Island Pkwy South	30	2.26%	\$2,228,777	1.04%
22 South Mobile County/Theodore	67	5.05%	\$11,203,705	5.23%
23 Grand Bay North	15	1.13%	\$1,878,630	0.88%
24 West Mobile County	109	8.22%	\$20,743,118	9.68%
25 West Mobile/Semmes	92	6.94%	\$15,167,738	7.08%
26 Semmes/Wilmer/Lott Rd	60	4.52%	\$7,222,162	3.37%
27 Saraland	48	3.62%	\$7,286,234	3.40%
28 Saraland/Satsuma/Axis/Creola	50	3.77%	\$8,782,172	4.10%
29 NorthEast Mobile County/Mt. Vernon	5	0.38%	\$1,085,400	0.51%
30 Dauphin Island	40	3.02%	\$10,495,100	4.90%
31 NorthWest Mobile County/Citronelle	13	0.98%	\$1,650,969	0.77%
Totals	1326	100.00%	\$214,351,952	100.00%

Price Trends: MLS Zone 01 – Downtown

	2015 - Q2	2016 - Q2	Change
Unit Sales	9	16	77.78%
Total Sold Dollar Volume	\$198,689	\$1,697,781	754.49%
Average Sales Price	\$22,076	\$160,111	625.27%
Median Sales Price	\$12,500	\$132,432	959.46%
Average DOM	92	104	13.04%
Average Price / Sq. Ft.	\$15	\$74	393.33%

Price Trends: MLS Zone 02 – Midtown South

	2015 - Q2	2016 - Q2	Change
Unit Sales	22	18	-18.18%
Total Sold Dollar Volume	\$4,335,564	\$4,034,500	-6.94%
Average Sales Price	\$197,071	\$224,138	13.73%
Median Sales Price	\$151,925	\$161,000	5.97%
Average DOM	113	119	5.31%
Average Price / Sq. Ft.	\$74	\$86	16.22%

Price Trends: MLS Zone 03 – MidTown East

	2015 - Q2	2016 - Q2	Change
Unit Sales	75	71	-5.33%
Total Sold Dollar Volume	\$12,079,935	\$12,452,436	3.08%
Average Sales Price	\$161,065	\$6	-100.00%
Median Sales Price	\$140,000	\$159,900	14.21%
Average DOM	115	82	-28.70%
Average Price / Sq. Ft.	\$80	\$86	7.50%

Price Trends: MLS Zone 04 – Dauphin Island Pkwy North

	2015 - Q2	2016 - Q2	Change
Unit Sales	32	33	3.13%
Total Sold Dollar Volume	\$926,371	\$1,061,246	14.56%
Average Sales Price	\$28,949	\$32,158	11.09%
Median Sales Price	\$28,500	\$23,700	-16.84%
Average DOM	63	83	31.75%
Average Price / Sq. Ft.	\$23	\$22	-4.35%

Price Trends: MLS Zone 07 – MidTown West

	2015 - Q2	2016 - Q2	Change
Unit Sales	40	38	-5.00%
Total Sold Dollar Volume	\$2,957,545	\$327,161	-88.94%
Average Sales Price	\$73,938	\$86,095	16.44%
Median Sales Price	\$66,000	\$72,750	10.23%
Average DOM	98	84	-14.29%
Average Price / Sq. Ft.	\$46	\$54	17.39%

Price Trends: MLS Zone 09 – MidCentral

	2015 - Q2	2016 - Q2	Change
Unit Sales	13	19	46.15%
Total Sold Dollar Volume	\$395,818	\$494,412	24.91%
Average Sales Price	\$30,447	\$26,021	-14.54%
Median Sales Price	\$27,000	\$15,500	-42.59%
Average DOM	50	128	156.00%
Average Price / Sq. Ft.	\$20	\$18	-10.00%

Price Trends: MLS Zone 10 – Eight Mile/Prichard

	2015 - Q2	2016 - Q2	Change
Unit Sales	11	14	27.27%
Total Sold Dollar Volume	\$434,900	\$610,000	40.26%
Average Sales Price	\$39,536	\$43,571	10.21%
Median Sales Price	\$21,000	\$27,450	30.71%
Average DOM	51	117	129.41%
Average Price / Sq. Ft.	\$23	\$24	4.35%

Price Trends: MLS Zone 11 – Chickasaw

	2015 - Q2	2016 - Q2	Change
Unit Sales	20	21	5.00%
Total Sold Dollar Volume	\$1,019,670	\$1,079,500	5.87%
Average Sales Price	\$83	\$51,404	61832.53%
Median Sales Price	\$40,000	\$47,500	18.75%
Average DOM	123	42	-65.85%
Average Price / Sq. Ft.	\$34	\$34	0.00%

Price Trends: MLS Zone 14 – Municipal Park/West Central

	2015 - Q2	2016 - Q2	Change
Unit Sales	71	50	-29.58%
Total Sold Dollar Volume	\$5,233,429	\$3,697,135	-29.36%
Average Sales Price	\$73,710	\$73,942	0.31%
Median Sales Price	\$63,000	\$74,200	17.78%
Average DOM	86	73	-15.12%
Average Price / Sq. Ft.	\$44	\$45	2.27%

Price Trends: MLS Zone 15 – Springhill/USA

	2015 - Q2	2016 - Q2	Change
Unit Sales	74	89	20.27%
Total Sold Dollar Volume	\$17,385,539	\$25,636,032	47.46%
Average Sales Price	\$234,939	\$288,045	22.60%
Median Sales Price	\$157,500	\$225,000	42.86%
Average DOM	94	94	0.00%
Average Price / Sq. Ft.	\$98	\$104	6.12%

Price Trends: MLS Zone 16 – Cottage Hill North

	2015 - Q2	2016 - Q2	Change
Unit Sales	88	92	4.55%
Total Sold Dollar Volume	\$13,478,538	\$13,547,988	0.52%
Average Sales Price	\$153,165	\$147,260	-3.86%
Median Sales Price	\$137,250	\$141,000	2.73%
Average DOM	76	87	14.47%
Average Price / Sq. Ft.	\$75	\$73	-2.67%

Price Trends: MLS Zone 17 – Cottage Hill South

	2015 - Q2	2016 - Q2	Change
Unit Sales	76	88	15.79%
Total Sold Dollar Volume	\$12,237,497	\$14,354,248	17.30%
Average Sales Price	\$161,019	\$163,116	1.30%
Median Sales Price	\$124,900	\$139,000	11.29%
Average DOM	103	91	-11.65%
Average Price / Sq. Ft.	\$71	\$72	1.41%

Price Trends: MLS Zone 18 – West Mobile

	2015 - Q2	2016 - Q2	Change
Unit Sales	141	142	0.71%
Total Sold Dollar Volume	\$24,590,027	\$24,750,335	0.65%
Average Sales Price	\$174,397	\$174,298	-0.06%
Median Sales Price	\$159,900	\$164,900	3.13%
Average DOM	82	98	19.51%
Average Price / Sq. Ft.	\$80	\$81	1.25%

Price Trends: MLS Zone 19 – Tillman's Corner

	2015- Q2	2016 - Q2	Change
Unit Sales	42	60	42.86%
Total Sold Dollar Volume	\$5,146,155	\$6,967,358	35.39%
Average Sales Price	\$2,527	\$116,122	4495.25%
Median Sales Price	\$105,000	\$112,477	7.12%
Average DOM	60	70	16.67%
Average Price / Sq. Ft.	\$67	\$68	1.49%

Price Trends: MLS Zone 20 – Western Bay Shores

	2015 - Q2	2016 - Q2	Change
Unit Sales	36	46	27.78%
Total Sold Dollar Volume	\$7,610,394	\$12,953,358	70.21%
Average Sales Price	\$211,399	\$281,594	33.20%
Median Sales Price	\$152,450	\$225,000	47.59%
Average DOM	115	86	-25.22%
Average Price / Sq. Ft.	\$88	\$100	13.64%

Price Trends: MLS Zone 21 – Dauphin Island Pkwy South

	2015 - Q2	2016 - Q2	Change
Unit Sales	22	30	36.36%
Total Sold Dollar Volume	\$2,343,739	\$2,228,777	-4.91%
Average Sales Price	\$106,533	\$74,292	-30.26%
Median Sales Price	\$68,420	\$52,000	-24.00%
Average DOM	131	107	-18.32%
Average Price / Sq. Ft.	\$53	\$51	-3.77%

Price Trends: MLS Zone 22 – South Mobile County/Theodore

	2015 - Q2	2016 - Q2	Change
Unit Sales	64	67	4.69%
Total Sold Dollar Volume	\$7,407,603	\$11,203,705	51.25%
Average Sales Price	\$115,743	\$167,219	44.47%
Median Sales Price	\$97,000	\$111,000	14.43%
Average DOM	102	98	-3.92%
Average Price / Sq. Ft.	\$61	\$70	14.75%

Price Trends: MLS Zone 23 – Grand Bay North

	2015 - Q2	2016 - Q2	Change
Unit Sales	23	15	-34.78%
Total Sold Dollar Volume	\$2,004,205	\$1,878,630	-6.27%
Average Sales Price	\$87,139	\$125,242	43.73%
Median Sales Price	\$69,100	\$125,000	80.90%
Average DOM	77	80	3.90%
Average Price / Sq. Ft.	\$49	\$64	30.61%

Price Trends: MLS Zone 24 – West Mobile County

	2015 - Q2	2016 - Q2	Change
Unit Sales	110	109	-0.91%
Total Sold Dollar Volume	\$1,988,418	\$20,743,118	943.20%
Average Sales Price	\$180,765	\$190,303	5.28%
Median Sales Price	\$166,200	\$179,000	7.70%
Average DOM	80	90	12.50%
Average Price / Sq. Ft.	\$87	\$89	2.30%

Price Trends: MLS Zone 25 – West Mobile/Semmes

	2015 - Q2	2016 - Q2	Change
Unit Sales	74	92	24.32%
Total Sold Dollar Volume	\$12,100,527	\$15,167,738	25.35%
Average Sales Price	\$163,520	\$164,866	0.82%
Median Sales Price	\$154,950	\$154,600	-0.23%
Average DOM	114	87	-23.68%
Average Price / Sq. Ft.	\$80	\$79	-1.25%

Price Trends: MLS Zone 26 – Semmes/Wilmer/Lott Rd

	2015 - Q2	2016 - Q2	Change
Unit Sales	43	60	39.53%
Total Sold Dollar Volume	\$5,196,806	\$7,222,162	38.97%
Average Sales Price	\$120,855	\$120,369	-0.40%
Median Sales Price	\$125,900	\$121,750	-3.30%
Average DOM	102	100	-1.96%
Average Price / Sq. Ft.	\$67	\$65	-2.99%

Price Trends: MLS Zone 27 – Saraland

	2015 - Q2	2016 - Q2	Change
Unit Sales	60	48	-20.00%
Total Sold Dollar Volume	\$182	\$7,286,234	4003325.27%
Average Sales Price	\$144,253	\$151,796	5.23%
Median Sales Price	\$131,450	\$143,000	8.79%
Average DOM	94	91	-3.19%
Average Price / Sq. Ft.	\$74	\$79	6.76%

Price Trends: MLS Zone 28 – Saraland/Satsuma/Axis/Creola

	2015 - Q2	2016 - Q2	Change
Unit Sales	49	50	2.04%
Total Sold Dollar Volume	\$7,258,398	\$8,782,172	20.99%
Average Sales Price	\$148,130	\$175,643	18.57%
Median Sales Price	\$144,000	\$165,000	14.58%
Average DOM	97	86	-11.34%
Average Price / Sq. Ft.	\$72	\$81	12.50%

Price Trends: MLS Zone 29 – NorthEast Mobile County/Mt. Vernon

	2015 - Q2	2016 - Q2	Change
Unit Sales	6	5	-16.67%
Total Sold Dollar Volume	\$671,050	\$1,085,400	61.75%
Average Sales Price	\$111,841	\$217,080	94.10%
Median Sales Price	\$137,450	\$89,900	-34.59%
Average DOM	66	208	215.15%
Average Price / Sq. Ft.	\$57	\$99	73.68%

Price Trends: MLS Zone 30 – Dauphin Island

	2015 - Q2	2016 - Q2	Change
Unit Sales	41	40	-2.44%
Total Sold Dollar Volume	\$9,137,828	\$10,495,100	14.85%
Average Sales Price	\$222,873	\$262,377	17.72%
Median Sales Price	\$220,000	\$223,000	1.36%
Average DOM	228	143	-37.28%
Average Price / Sq. Ft.	\$152	\$163	7.24%

Price Trends: MLS Zone 31 – NorthWest Mobile County/Citronelle

	2015 - Q2	2016 - Q2	Change
Unit Sales	9	13	44.44%
Total Sold Dollar Volume	\$1,010,600	\$1,650,969	63.37%
Average Sales Price	\$112,288	\$126,997	13.10%
Median Sales Price	\$116,600	\$120,000	2.92%
Average DOM	135	156	15.56%
Average Price / Sq. Ft.	\$58	\$69	18.97%

Credentials and Contact Information

Data Source:

All data is provided by the Mobile Area Association of REALTORS® Multiple Listing Service.

For further information about the data, contact the MAAR office at (251) 479-8654.

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