



**CENTER for REAL ESTATE and
ECONOMIC DEVELOPMENT**

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Mobile County, AL

Quarterly Residential Housing Update

2016 | Quarter 4



Mobile Area Association of REALTORS®

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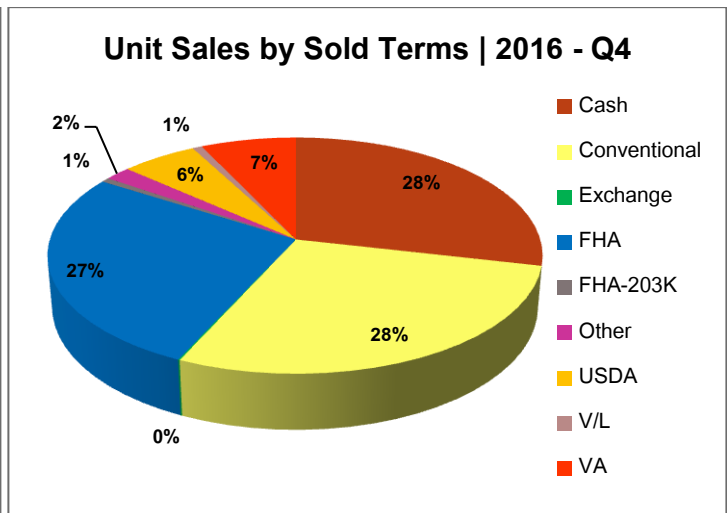
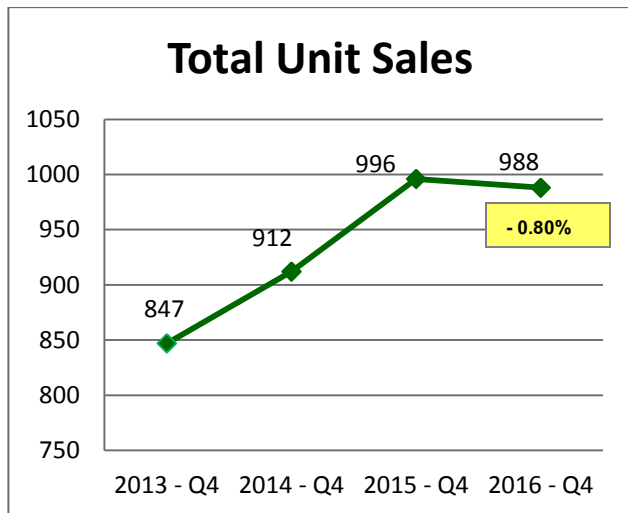


Mobile County Sales Data

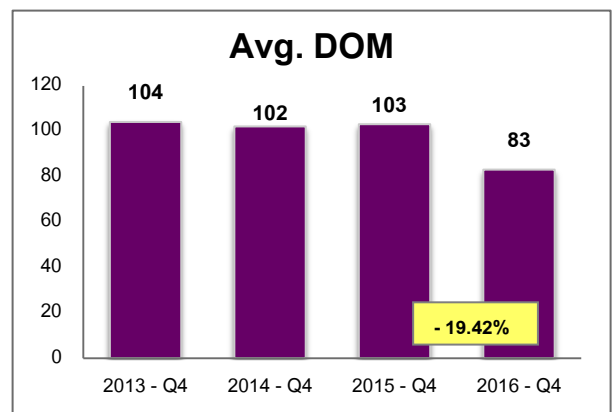
Total unit sales for the fourth quarter of 2016 in Mobile County were 988. Compared to the fourth quarter of 2015, total unit sales decreased by 16.46% in the fourth quarter of 2016. Most residential properties sold in the \$100,000-\$199,999 range, increasing 5.67% compared to the fourth quarter of 2015. The most significant increase in price range occurred in the \$500,000-\$999,999 range, where there was a 275% increase from the fourth quarter of 2015.

Total Unit Sales by Price Range

Price Range	2015 - Q4	2016 - Q4	Change
\$0-\$99,999	395	330	-16.46%
\$100,000-\$199,999	406	429	5.67%
\$200,000-\$299,999	142	155	9.15%
\$300,000-\$499,999	47	58	23.40%
\$500,000-\$999,999	4	15	275.00%
Over \$1 million	2	1	-50.00%
Total	996	988	-0.80%

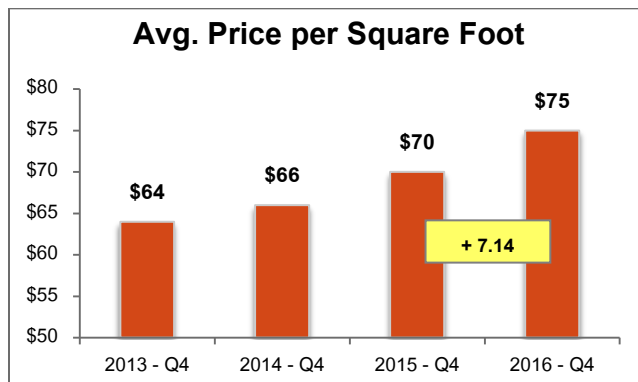
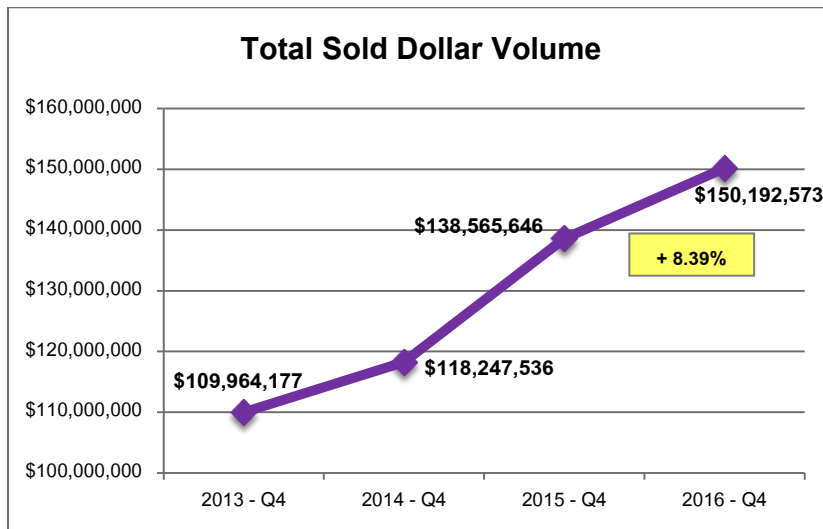
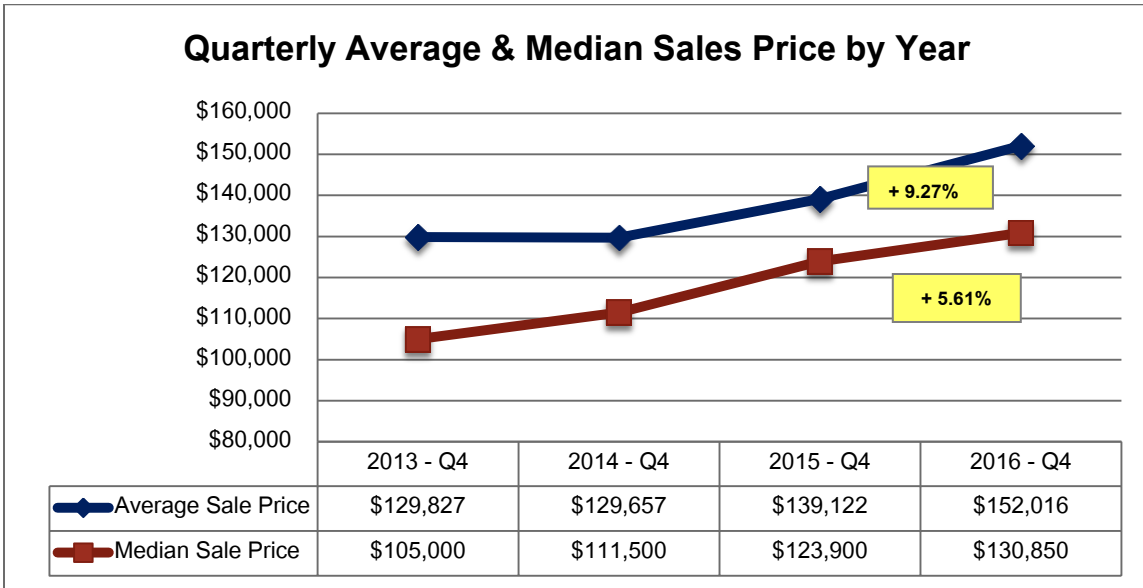


Average days on the market (DOM) for the fourth quarter of 2016 were 83 days. Compared to the fourth quarter of 2015, average DOM decreased by 19.42%.



Mobile County Sales Data (continued)

Average sales price in Mobile County increased to \$152,016 in the fourth quarter of 2016, a 9.27% change from the fourth quarter of 2015. Median sales price increased by 5.61% from the fourth quarter of 2015 to \$130,850 in the fourth quarter of 2016.



Sales Data Summary by MLS Zones

01 Downtown	6	0.61%	\$885,300	0.59%
02 Midtown South	10	1.01%	\$1,365,900	0.91%
03 MidTown East	37	3.74%	\$6,018,750	4.01%
04 Dauphin Island Pkwy North	33	3.34%	\$1,187,800	0.79%
07 MidTown West	27	2.73%	\$1,906,700	1.27%
09 MidCentral	12	1.21%	\$456,799	0.30%
10 Eight Mile/Prichard	11	1.11%	\$690,200	0.46%
11 Chickasaw	23	2.33%	\$1,053,250	0.70%
14 Municipal Park/West Central	53	5.36%	\$4,315,214	2.87%
15 Springhill/USA	59	5.97%	\$14,539,202	9.68%
16 Cottage Hill North	79	8.00%	\$12,742,661	8.48%
17 Cottage Hill South	59	5.97%	\$9,414,550	6.27%
18 West Mobile	118	11.94%	\$22,114,356	14.72%
19 Tillman's Corner	54	5.47%	\$6,781,846	4.52%
20 Western Bay Shores	34	3.44%	\$6,720,850	4.47%
21 Dauphin Island Pkwy South	18	1.82%	\$1,268,660	0.84%
22 South Mobile County/Theodore	52	5.26%	\$5,770,984	3.84%
23 Grand Bay North	19	1.92%	\$3,493,156	2.33%
24 West Mobile County	72	7.29%	\$13,688,438	9.11%
25 West Mobile/Semmes	69	6.98%	\$12,202,477	8.12%
26 Semmes/Wilmer/Lott Rd	45	4.55%	\$5,980,687	3.98%
27 Saraland	27	2.73%	\$4,298,010	2.86%
28 Saraland/Satsuma/Axis/Creola	34	3.44%	\$5,080,675	3.38%
29 NorthEast Mobile County/Mt. Vernon	6	0.61%	\$553,000	0.37%
30 Dauphin Island	23	2.33%	\$6,820,608	4.54%
31 NorthWest Mobile County/Citronelle	8	0.81%	\$842,500	0.56%
Totals	988	100.00%	\$150,192,573	100.00%

Price Trends: MLS Zone 01 – Downtown

	2015 - Q4	2016 - Q4	Change
Unit Sales	8	6	-25.00%
Total Sold Dollar Volume	\$572,950	\$885,300	54.52%
Average Sales Price	\$71,618	\$147,550	106.02%
Median Sales Price	\$35,750	\$162,950	355.80%
Average DOM	142	117	-17.61%
Average Price / Sq. Ft.	\$32	\$96	200.00%

Price Trends: MLS Zone 02 – Midtown South

	2015 - Q4	2016 - Q4	Change
Unit Sales	12	10	-16.67%
Total Sold Dollar Volume	\$1,403,824	\$1,365,900	-2.70%
Average Sales Price	\$116,985	\$136,590	16.76%
Median Sales Price	\$102,000	\$114,500	12.25%
Average DOM	84	96	14.29%
Average Price / Sq. Ft.	\$75	\$78	4.00%

Price Trends: MLS Zone 03 – MidTown East

	2015 - Q4	2016 - Q4	Change
Unit Sales	59	37	-37.29%
Total Sold Dollar Volume	\$9,479,594	\$6,018,750	-36.51%
Average Sales Price	\$160,671	\$162,668	1.24%
Median Sales Price	\$135,000	\$146,000	8.15%
Average DOM	82	78	-4.88%
Average Price / Sq. Ft.	\$80	\$86	7.50%

Price Trends: MLS Zone 04 – Dauphin Island Pkwy North

	2015 - Q4	2016 - Q4	Change
Unit Sales	34	33	-2.94%
Total Sold Dollar Volume	\$1,039,718	\$1,187,800	14.24%
Average Sales Price	\$30,579	\$35,993	17.70%
Median Sales Price	\$32,000	\$30,000	-6.25%
Average DOM	73	108	47.95%
Average Price / Sq. Ft.	\$24	\$30	25.00%

Price Trends: MLS Zone 07 – MidTown West

	2015 - Q4	2016 - Q4	Change
Unit Sales	31	27	-12.90%
Total Sold Dollar Volume	\$3,581,644	\$1,906,700	-46.76%
Average Sales Price	\$115,536	\$70,618	-38.88%
Median Sales Price	\$79,900	\$57,000	-28.66%
Average DOM	84	76	-9.52%
Average Price / Sq. Ft.	\$52	\$51	-1.92%

Price Trends: MLS Zone 09 – MidCentral

	2015 - Q4	2016 - Q4	Change
Unit Sales	14	12	-14.29%
Total Sold Dollar Volume	\$443,644	\$456,799	2.97%
Average Sales Price	\$31,688	\$38,066	20.13%
Median Sales Price	\$20,689	\$32,787	58.48%
Average DOM	113	108	-4.42%
Average Price / Sq. Ft.	\$21	\$23	9.52%

Price Trends: MLS Zone 10 – Eight Mile/Prichard

	2015 - Q4	2016 - Q4	Change
Unit Sales	12	11	-8.33%
Total Sold Dollar Volume	\$708,200	\$690,200	-2.54%
Average Sales Price	\$59,016	\$62,745	6.32%
Median Sales Price	\$46,500	\$58,900	26.67%
Average DOM	73	66	-9.59%
Average Price / Sq. Ft.	\$34	\$36	5.88%

Price Trends: MLS Zone 11 – Chickasaw

	2015 - Q4	2016 - Q4	Change
Unit Sales	12	23	91.67%
Total Sold Dollar Volume	\$620,002	\$1,053,250	69.88%
Average Sales Price	\$51,666	\$45,793	-11.37%
Median Sales Price	\$43,000	\$35,000	-18.60%
Average DOM	82	102	24.39%
Average Price / Sq. Ft.	\$32	\$30	-6.25%

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

	2015 - Q4	2016 - Q4	Change
Unit Sales	41	53	29.27%
Total Sold Dollar Volume	\$2,735,857	\$4,315,214	57.73%
Average Sales Price	\$66,728	\$81,419	22.02%
Median Sales Price	\$60,000	\$85,000	41.67%
Average DOM	72	64	-11.11%
Average Price / Sq. Ft.	\$42	\$48	14.29%

Price Trends: MLS Zone 15 – Springhill/USA

	2015 - Q4	2016 - Q4	Change
Unit Sales	59	59	0.00%
Total Sold Dollar Volume	\$12,132,901	\$14,539,202	19.83%
Average Sales Price	\$205,642	\$46,427	-77.42%
Median Sales Price	\$153,000	\$190,000	24.18%
Average DOM	152	89	-41.45%
Average Price / Sq. Ft.	\$86	\$102	18.60%

Price Trends: MLS Zone 16 – Cottage Hill North

	2015 - Q4	2016 - Q4	Change
Unit Sales	80	79	-1.25%
Total Sold Dollar Volume	\$11,869,534	\$12,742,661	7.36%
Average Sales Price	\$148,369	\$161,299	8.71%
Median Sales Price	\$135,750	\$135,000	-0.55%
Average DOM	104	91	-12.50%
Average Price / Sq. Ft.	\$68	\$73	7.35%

Price Trends: MLS Zone 17 – Cottage Hill South

	2015 - Q4	2016 - Q4	Change
Unit Sales	69	59	-14.49%
Total Sold Dollar Volume	\$9,866,988	\$9,414,550	-4.59%
Average Sales Price	\$142,999	\$159,568	11.59%
Median Sales Price	\$125,500	\$140,900	12.27%
Average DOM	102	75	-26.47%
Average Price / Sq. Ft.	\$67	\$77	14.93%

Price Trends: MLS Zone 18 – West Mobile

	2015 - Q4	2016 - Q4	Change
Unit Sales	80	118	47.50%
Total Sold Dollar Volume	\$14,390,839	\$22,114,356	53.67%
Average Sales Price	\$179,885	\$187,409	4.18%
Median Sales Price	\$163,950	\$159,950	-2.44%
Average DOM	105	75	-28.57%
Average Price / Sq. Ft.	\$81	\$85	4.94%

Price Trends: MLS Zone 19 – Tillman's Corner

	2015- Q4	2016 - Q4	Change
Unit Sales	43	54	25.58%
Total Sold Dollar Volume	\$5,584,404	\$6,781,846	21.44%
Average Sales Price	\$129,869	\$125,589	-3.30%
Median Sales Price	\$120,000	\$111,250	-7.29%
Average DOM	69	61	-11.59%
Average Price / Sq. Ft.	\$69	\$70	1.45%

Price Trends: MLS Zone 20 – Western Bay Shores

	2015 - Q4	2016 - Q4	Change
Unit Sales	33	34	3.03%
Total Sold Dollar Volume	\$5,663,305	\$6,720,850	18.67%
Average Sales Price	\$171,615	\$197,672	15.18%
Median Sales Price	\$134,900	\$166,450	23.39%
Average DOM	156	92	-41.03%
Average Price / Sq. Ft.	\$81	\$86	6.17%

Price Trends: MLS Zone 21 – Dauphin Island Pkwy South

	2015 - Q4	2016 - Q4	Change
Unit Sales	25	18	-28.00%
Total Sold Dollar Volume	\$1,634,250	\$1,268,660	-22.37%
Average Sales Price	\$65,370	\$70,481	7.82%
Median Sales Price	\$62,500	\$36,000	-42.40%
Average DOM	93	125	34.41%
Average Price / Sq. Ft.	\$46	\$47	2.17%

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

	2015 - Q4	2016 - Q4	Change
Unit Sales	42	52	23.81%
Total Sold Dollar Volume	\$3,507,097	\$5,770,984	64.55%
Average Sales Price	\$83,502	\$110,980	32.91%
Median Sales Price	\$76,600	\$87,800	14.62%
Average DOM	90	71	-21.11%
Average Price / Sq. Ft.	\$56	\$60	7.14%

Price Trends: MLS Zone 23 – Grand Bay North

	2015 - Q4	2016 - Q4	Change
Unit Sales	5	19	280.00%
Total Sold Dollar Volume	\$776,060	\$3,493,156	350.11%
Average Sales Price	\$155,212	\$183,850	18.45%
Median Sales Price	\$165,000	\$133,000	-19.39%
Average DOM	160	75	-53.13%
Average Price / Sq. Ft.	\$87	\$78	-10.34%

Price Trends: MLS Zone 24 – West Mobile County

	2015 - Q4	2016 - Q4	Change
Unit Sales	86	72	-16.28%
Total Sold Dollar Volume	\$15,347,211	\$13,688,438	-10.81%
Average Sales Price	\$178,455	\$190,117	6.53%
Median Sales Price	\$176,450	\$182,150	3.23%
Average DOM	106	78	-26.42%
Average Price / Sq. Ft.	\$86	\$88	2.33%

Price Trends: MLS Zone 25 – West Mobile/Semmes

	2015 - Q4	2016 - Q4	Change
Unit Sales	97	69	-28.87%
Total Sold Dollar Volume	\$15,509,977	\$12,202,477	-21.32%
Average Sales Price	\$159,896	\$176,847	10.60%
Median Sales Price	\$159,900	\$171,000	6.94%
Average DOM	106	93	-12.26%
Average Price / Sq. Ft.	\$78	\$82	5.13%

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

	2015 - Q4	2016 - Q4	Change
Unit Sales	45	45	0.00%
Total Sold Dollar Volume	\$4,848,952	\$5,980,687	23.34%
Average Sales Price	\$107,754	\$132,904	23.34%
Median Sales Price	\$119,000	\$133,400	12.10%
Average DOM	90	94	4.44%
Average Price / Sq. Ft.	\$60	\$70	16.67%

Price Trends: MLS Zone 27 – Saraland

	2015 - Q4	2016 - Q4	Change
Unit Sales	35	27	-22.86%
Total Sold Dollar Volume	\$4,259,294	\$4,298,010	0.91%
Average Sales Price	\$121,694	\$159,185	30.81%
Median Sales Price	\$110,000	\$137,000	24.55%
Average DOM	87	48	-44.83%
Average Price / Sq. Ft.	\$68	\$77	13.24%

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

	2015 - Q4	2016 - Q4	Change
Unit Sales	42	34	-19.05%
Total Sold Dollar Volume	\$6,794,926	\$5,080,675	-25.23%
Average Sales Price	\$161,783	\$149,431	-7.63%
Median Sales Price	\$137,450	\$142,500	3.67%
Average DOM	114	58	-49.12%
Average Price / Sq. Ft.	\$76	\$74	-2.63%

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

	2015 - Q4	2016 - Q4	Change
Unit Sales	5	6	20.00%
Total Sold Dollar Volume	\$533,500	\$553,000	3.66%
Average Sales Price	\$106,700	\$92,166	-13.62%
Median Sales Price	\$33,000	\$114,000	245.45%
Average DOM	51	117	129.41%
Average Price / Sq. Ft.	\$66	\$59	-10.61%

Price Trends: MLS Zone 30 – Dauphin Island

	2015 - Q4	2016 - Q4	Change
Unit Sales	16	23	43.75%
Total Sold Dollar Volume	\$3,872,500	\$6,820,608	76.13%
Average Sales Price	\$242,031	\$296,548	22.52%
Median Sales Price	\$213,500	\$275,000	28.81%
Average DOM	185	162	-12.43%
Average Price / Sq. Ft.	\$182	\$168	-7.69%

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

	2015 - Q4	2016 - Q4	Change
Unit Sales	11	8	-27.27%
Total Sold Dollar Volume	\$1,388,475	\$842,500	-39.32%
Average Sales Price	\$126,225	\$105,312	-16.57%
Median Sales Price	\$107,000	\$102,750	-3.97%
Average DOM	130	123	-5.38%
Average Price / Sq. Ft.	\$63	\$58	-7.94%

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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