



Baldwin County Association of REALTORS®

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[Baldwin County Association of REALTORS® Newsletter](#)

Baldwin County Foreclosures

Residential Housing Report (December 08 - August 09)

This report is available on the Center for Real Estate Studies website: <http://cres.southalabama.edu/>



UNIVERSITY OF SOUTH ALABAMA
Mitchell College of Business
Center for Real Estate Studies

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Foreclosure Report for Baldwin County - August 2009

Zip Code	City	Foreclosure Deed	Deed In Lieu of Foreclosure	Auctioneers Deed	Total	Average \$	Median \$ (*)	Average Sq. Ft. (a)	Median Sq. Ft. (a,*)	Average \$ per Sq. Ft. (a)	Median \$ per Sq. Ft. (a,*)	Average Age of Property (b)
36507	Bay Minette	1	0	0	1	62,500		1,400		44		49
36511	Bon Secour	0	0	0	0							
36526	Daphne	5	0	0	5	142,360	122,600	1,814	1,552	77	77	17
36527	Spanish Fort	0	0	0	0							
36530	Elberta	0	0	1	1	58,400		1,248		46		61
36532	Fairhope	1	0	0	1	365,500						
36533	Fairhope	0	0	0	0							
36535	Foley	9	0	1	10	122,490	128,350	1,901	1,698	68	73	21
36536	Foley	0	0	0	0							
36542	Gulf Shores	18	2	1	21	217,100	202,400	1,898	1,900	116	112	12
36547	Gulf Shores	0	0	0	0							
36549	Lillian	0	0	0	0							
36550	Little River	0	0	0	0							
36551	Loxley	2	1	0	3	62,300		1,573				7
36555	Magnolia Springs	1	0	0	1	32,000		1,184		27		12
36559	Montrose	0	0	0	0							
36561	Orange Beach	11	1	0	12	329,783	318,200					
36562	Perdido	0	1	0	1	500		1,520				49
36564	Point Clear	0	0	0	0							
36567	Robertsdale	3	0	0	3	78,233		7,891		43		8
36574	Seminole	1	0	0	1	54,500						19
36576	Silverhill	0	0	1	1	67,000		1,435		46		15
36577	Spanish Fort	0	0	0	0							
36578	Stapleton	1	0	0	1	179,000		2,014		88		7
36579	Stockton	0	0	0	0							
36580	Summerdale	1	0	0	1	88,000		1,218		72		14
Count		54	5	4	63							

* A sample of at least 4 was required to calculate a median

a - Average St. Ft. and Average \$ per Sq. Ft. data had to be present for at least 51% of the total sample to calculate an Average Sq. Ft. or Average \$ per Sq. Ft. for any given zip code.

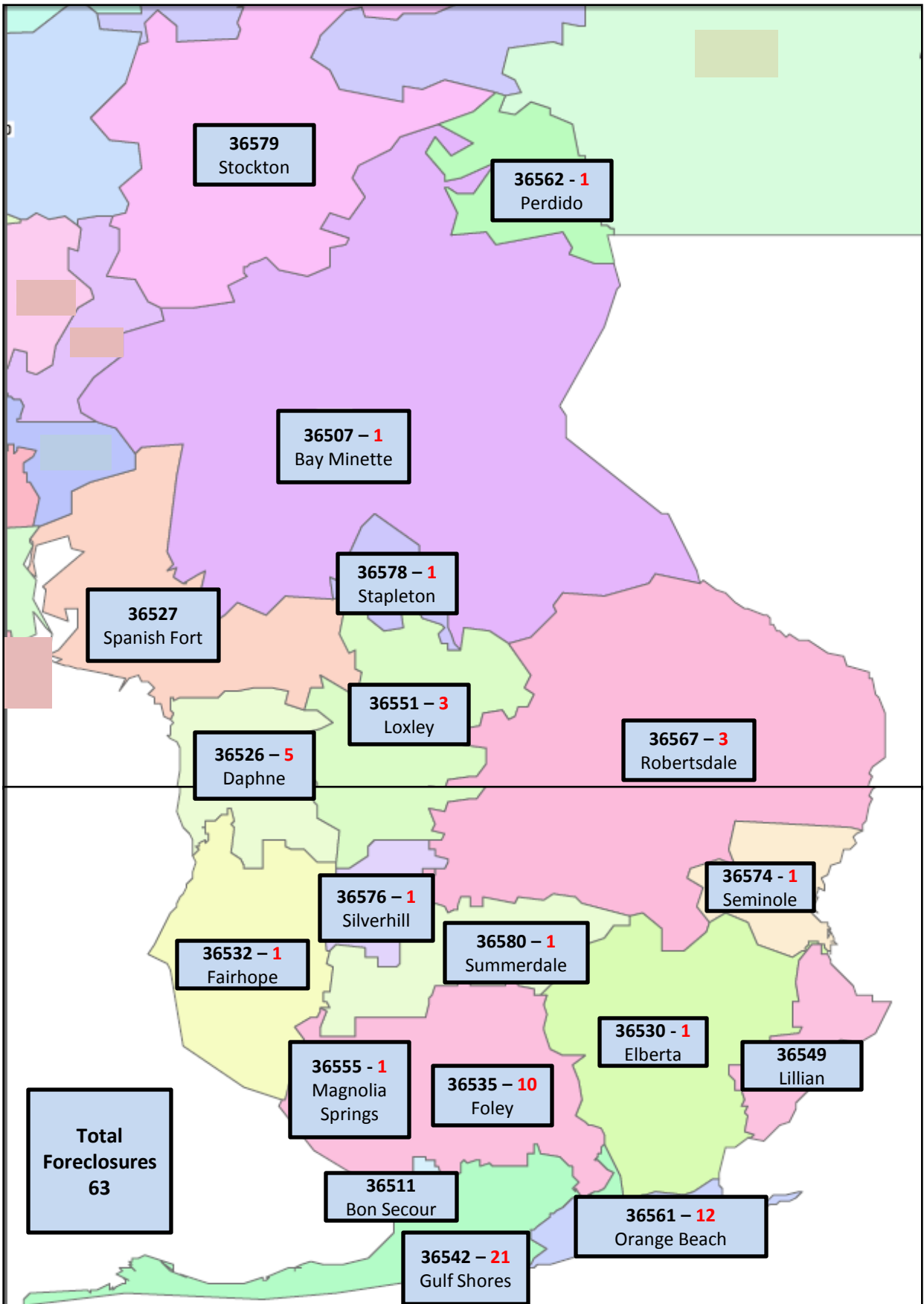
b - Average age of property data had to be present for at least 51% of the total sample to calculate an Average Age of the Property for any given zip code.

Example: (Zip Code 36695 has 6 total foreclosures in the sample, so there would need to be sq. ft. and \$ per sq. ft. information available in REARS for 4 of the foreclosures)

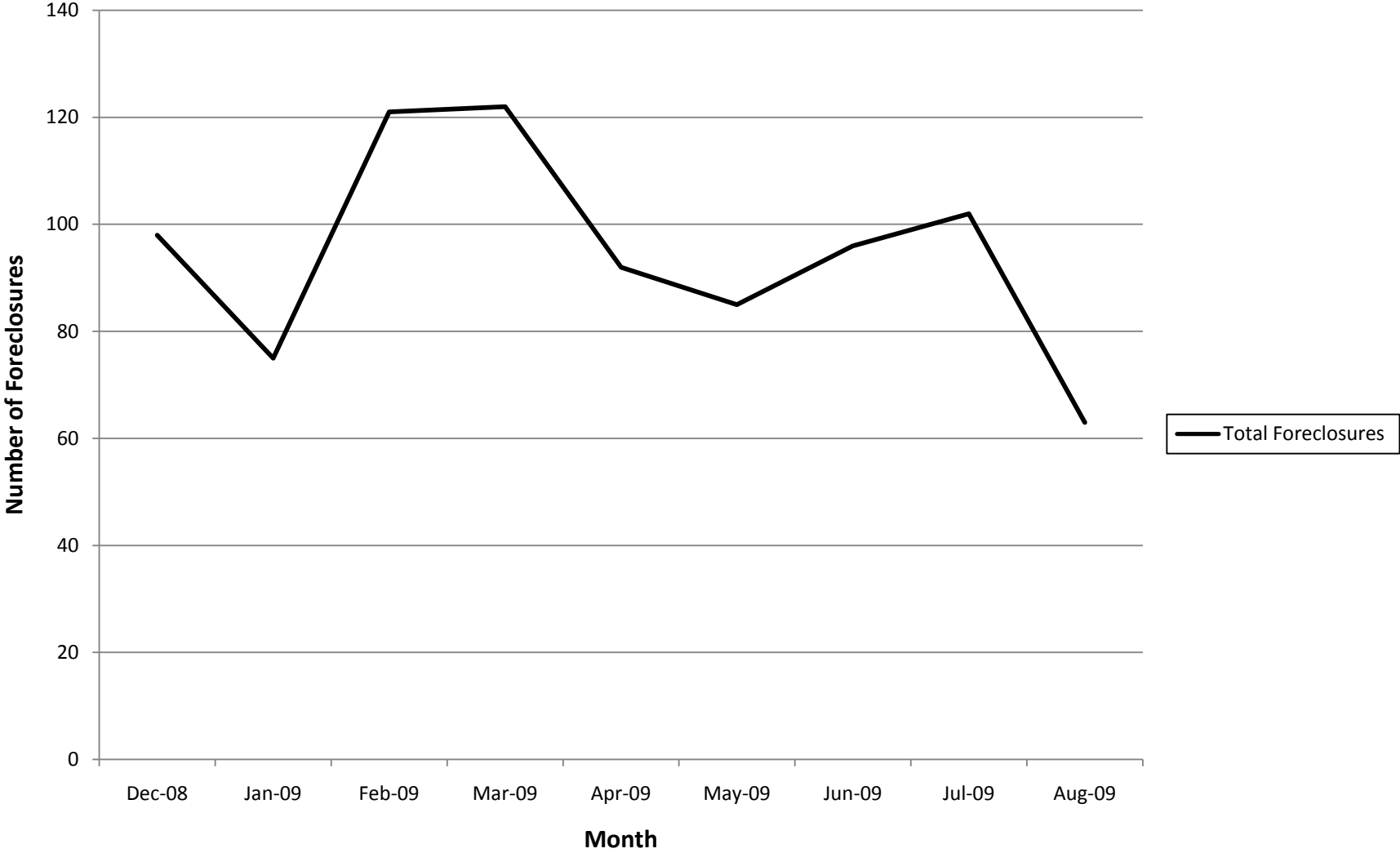
Source: REARS

Prepared by: Mitchell College of Business
Center for Real Estate Studies
Shirley Harvey

Baldwin County Foreclosures- August 2009



Baldwin County Total Foreclosures (December 2008 - August 2009)



Source: USA Center for Real Estate Studies, Donald Epley, Director, depley@usouthal.edu

Baldwin County Total Foreclosures
(December 2008 - August 2009)

Month	Total Foreclosures
Dec-08	98
Jan-09	75
Feb-09	121
Mar-09	122
Apr-09	92
May-09	85
Jun-09	96
Jul-09	102
Aug-09	63

Foreclosure Report for Baldwin County - July 2009

Zip Code	City	Foreclosure Deed	Deed In Lieu of Foreclosure	Auctioneers Deed	Total	Average \$	Median \$ (*)	Average Sq. Ft. (a)	Median Sq. Ft. (a,*)	Average \$ per Sq. Ft. (a)	Median \$ per Sq. Ft. (a,*)	Average Age of Property (b)
36507	Bay Minette	2	1	0	3	33,433						7
36511	Bon Secour	0	1	0	1	500		2,103				27
36526	Daphne	5	1	1	7	114,814	141,700	1,824	1,706	64	62	13
36527	Spanish Fort	6	0	1	7	221,586	232,500	2,296	2,614	71	77	23
36530	Elberta	2	0	0	2	131,550		1,497		87		23
36532	Fairhope	4	0	0	4	194,875	185,550	2,120	2,074	91	86	10
36533	Fairhope	0	0	0	0							
36535	Foley	21	0	1	22	218,309	162,700	2,725	1,776	79	80	6
36536	Foley	0	0	0	0							
36542	Gulf Shores	25	0	1	26	311,104	261,950					
36547	Gulf Shores	0	0	0	0							
36549	Lillian	1	0	0	1	10,000						10
36550	Little River	0	0	0	0							
36551	Loxley	3	1	1	5	164,440	118,100	1,992		138		11
36555	Magnolia Springs	0	0	0	0							
36559	Montrose	0	0	0	0							
36561	Orange Beach	15	0	0	15	318,233	239,100					
36562	Perdido	0	0	0	0							
36564	Point Clear	0	0	0	0							
36567	Robertsdale	7	0	0	7	83,043	91,600	1,378	1,300	58	66	26
36574	Seminole	0	0	0	0							
36576	Silverhill	0	0	0	0							
36577	Spanish Fort	0	0	0	0							
36578	Stapleton	1	0	0	1	125,300		1,953		64		11
36579	Stockton	1	0	0	1	82,900		1,554		45		26
36580	Summerdale	0	0	0	0							
Count		93	4	5	102							

* A sample of at least 4 was required to calculate a median

a - Average St. Ft. and Average \$ per Sq. Ft. data had to be present for at least 51% of the total sample to calculate an Average Sq. Ft. or Average \$ per Sq. Ft. for any given zip code.

b - Average age of property data had to be present for at least 51% of the total sample to calculate an Average Age of the Property for any given zip code.

Example: (Zip Code 36695 has 6 total foreclosures in the sample, so there would need to be sq. ft. and \$ per sq. ft. information available in REARS for 4 of the foreclosures)

Source: REARS

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Center for Real Estate Studies
Shirley Harvey

Foreclosure Report for Baldwin County - June 2009

Zip Code	City	Foreclosure Deed	Deed In Lieu of Foreclosure	Auctioneers Deed	Total	Average \$	Median \$ (*)	Average Sq. Ft. (a)	Median Sq. Ft. (a,*)	Average \$ per Sq. Ft. (a)	Median \$ per Sq. Ft. (a,*)	Average Age of Property (b)
36507	Bay Minette	0	0	0	0							
36511	Bon Secour	0	0	0	0							
36526	Daphne	6	0	0	6	172,983	176,700	1,794	1,676	101	92	18
36527	Spanish Fort	2	0	0	2	227,200		2,077		110		5
36530	Elberta	0	0	0	0							
36532	Fairhope	2	0	1	3	334,600		3,103		141		15
36533	Fairhope	0	0	0	0							
36535	Foley	15	0	1	16	133,656	129,300	1,691	1,609	83	88	11
36536	Foley	0	0	0	0							
36542	Gulf Shores	26	1	2	29	265,276	216,000					17
36547	Gulf Shores	0	0	0	0							
36549	Lillian	1	0	0	1	178,700		1,395		128		25
36550	Little River	0	0	0	0							
36551	Loxley	9	0	0	9	110,667	94,800	1,449	1,338	77	65	17
36555	Magnolia Springs	0	0	0	0							
36559	Montrose	0	0	0	0							
36561	Orange Beach	20	0	2	22	564,659	281,600					
36562	Perdido	0	0	0	0							
36564	Point Clear	0	0	0	0							
36567	Robertsdale	5	0	0	5	94,700	61,300	1,407	1,410	71	77	40
36574	Seminole	0	0	0	0							
36576	Silverhill	1	0	0	1	228,100		2,356		96		12
36577	Spanish Fort	0	0	0	0							
36578	Stapleton	1	0	0	1	58,900		920		64		43
36579	Stockton	1	0	0	1	39,500						9
36580	Summerdale	0	0	0	0							
Count		89	1	6	96							

* A sample of at least 4 was required to calculate a median

a - Average St. Ft. and Average \$ per Sq. Ft. data had to be present for at least 51% of the total sample to calculate an Average Sq. Ft. or Average \$ per Sq. Ft. for any given zip code.

b - Average age of property data had to be present for at least 51% of the total sample to calculate an Average Age of the Property for any given zip code.

Example: (Zip Code 36695 has 6 total foreclosures in the sample, so there would need to be sq. ft. and \$ per sq. ft. information available in REARS for 4 of the foreclosures)

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Foreclosure Report for Baldwin County - May 2009

Zip Code	City	Foreclosure Deed	Deed In Lieu of Foreclosure	Auctioneers Deed	Total	Average \$	Median \$ (*)	Average Sq. Ft. (a)	Median Sq. Ft. (a,*)	Average \$ per Sq. Ft. (a)	Median \$ per Sq. Ft. (a,*)	Average Age of Property (b)
36507	Bay Minette	5	0	0	5	69,180	80,800	1,318	1,160	50	37	38
36511	Bon Secour	0	0	0	0							
36526	Daphne	8	2	0	10	193,370	135,000	3,445	2,451	65	68	13
36527	Spanish Fort	2	0	0	2	303,200						
36530	Elberta	1	1	0	2	24,250						17
36532	Fairhope	8	0	0	8	237,125	129,650	2,583	1,846	83	71	10
36533	Fairhope	0	0	0	0							
36535	Foley	7	0	0	7	139,186	105,700	1,358	1,229	120	117	22
36536	Foley	0	0	0	0							
36542	Gulf Shores	19	2	2	23	227,900	187,900					18
36547	Gulf Shores	0	0	0	0							
36549	Lillian	2	0	0	2	130,000		1,359		95		7
36550	Little River	0	0	0	0							
36551	Loxley	3	0	1	4	78,450	64,800					17
36555	Magnolia Springs	0	0	0	0							
36559	Montrose	0	0	0	0							
36561	Orange Beach	14	0	0	14	312,893	283,000					
36562	Perdido	1	0	0	1	175,600		1,585		110		11
36564	Point Clear	0	0	0	0							
36567	Robertsdale	2	0	1	3	98,267		1,670		73		8
36574	Seminole	0	0	0	0							
36576	Silverhill	1	0	0	1	325,000						
36577	Spanish Fort	0	0	0	0							
36578	Stapleton	0	0	0	0							
36579	Stockton	0	0	0	0							
36580	Summerdale	3	0	0	3	165,567		1,767		92		9
Count		76	5	4	85							

* A sample of at least 4 was required to calculate a median

a - Average St. Ft. and Average \$ per Sq. Ft. data had to be present for at least 51% of the total sample to calculate an Average Sq. Ft. or Average \$ per Sq. Ft. for any given zip code.

b - Average age of property data had to be present for at least 51% of the total sample to calculate an Average Age of the Property for any given zip code.

Example: (Zip Code 36695 has 6 total foreclosures in the sample, so there would need to be sq. ft. and \$ per sq. ft. information available in REARS for 4 of the foreclosures)

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Foreclosure Report for Baldwin County - April 2009

Zip Code	City	Foreclosure Deed	Deed In Lieu of Foreclosure	Auctioneers Deed	Total	Average \$	Median \$ (*)	Average Sq. Ft. (a)	Median Sq. Ft. (a,*)	Average \$ per Sq. Ft. (a)	Median \$ per Sq. Ft. (a,*)	Average Age of Property (b)
36507	Bay Minette	4	0	0	4	100,925	101,750	984		84		24
36511	Bon Secour	0	0	0	0							
36526	Daphne	6	0	0	6	161,283	187,900	1,827	1,889	85	82	10
36527	Spanish Fort	1	0	1	2	134,450		2,347		58		40
36530	Elberta	4	0	0	4	146,875	107,300	2,088		81		26
36532	Fairhope	5	2	0	7	191,386	135,400	2,673	1,892	94	96	27
36533	Fairhope	0	0	0	0							
36535	Foley	12	1	0	13	311,892	120,000	1,828	1,689	68	66	8
36536	Foley	0	0	0	0							
36542	Gulf Shores	16	1	3	20	240,085	185,000					
36547	Gulf Shores	0	0	0	0							
36549	Lillian	2	0	0	2	104,300						68
36550	Little River	0	0	0	0							
36551	Loxley	6	0	0	6	126,100	130,100					8
36555	Magnolia Springs	0	0	0	0							
36559	Montrose	0	0	0	0							
36561	Orange Beach	13	0	4	17	415,565	393,800					
36562	Perdido	0	0	0	0							
36564	Point Clear	0	0	0	0							
36567	Robertsdale	4	3	1	8	55,900	36,500					11
36574	Seminole	0	0	0	0							
36576	Silverhill	1	0	1	2	166,250						6
36577	Spanish Fort	0	0	0	0							
36578	Stapleton	0	0	0	0							
36579	Stockton	0	0	0	0							
36580	Summerdale	1	0	0	1	82,000		1,266		64		4
Count		75	7	10	92							

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a - Average St. Ft. and Average \$ per Sq. Ft. data had to be present for at least 51% of the total sample to calculate an Average Sq. Ft. or Average \$ per Sq. Ft. for any given zip code.

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Foreclosure Report for Baldwin County - March 2009

Zip Code	City	Foreclosure Deed	Deed In Lieu of Foreclosure	Auctioneers Deed	Total	Average \$	Median \$ (*)	Average Sq. Ft. (a)	Median Sq. Ft. (a,*)	Average \$ per Sq. Ft. (a)	Median \$ per Sq. Ft. (a,*)	Average Age of Property (b)
36507	Bay Minette	5	0	2	7	102,743	34,300	2,243	2,216	54	39	24
36511	Bon Secour	0	0	0	0							
36526	Daphne	13	0	0	13	238,392	223,900	2,227	2,161	123	85	11
36527	Spanish Fort	2	0	0	2	207,850		2,126		90		14
36530	Elberta	0	0	0	0							
36532	Fairhope	7	0	0	7	243,529	178,000	2,239	1,958	117	87	11
36533	Fairhope	0	0	0	0							
36535	Foley	19	1	3	23	266,504	107,500	1,703	1,642	76	72	11
36536	Foley	0	0	0	0							
36542	Gulf Shores	25	2	3	30	228,017	168,050					
36547	Gulf Shores	0	0	0	0							
36549	Lillian	2	0	0	2	93,450						20
36550	Little River	0	0	0	0							
36551	Loxley	5	1	0	6	96,550	95,350					13
36555	Magnolia Springs	0	0	0	0							
36559	Montrose	0	0	0	0							
36561	Orange Beach	17	0	1	18	415,328	275,300					19
36562	Perdido	0	0	0	0							
36564	Point Clear	0	0	0	0							
36567	Robertsdale	6	2	0	8	121,438	127,650					
36574	Seminole	0	0	0	0							
36576	Silverhill	1	0	0	1	113,900		1,535		74		5
36577	Spanish Fort	0	0	0	0							
36578	Stapleton	1	0	0	1	500		2,997				4
36579	Stockton	1	0	0	1	14,500		806		17		22
36580	Summerdale	3	0	0	3	111,067		2,126		64		12
Count		107	6	9	122							

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Example: (Zip Code 36695 has 6 total foreclosures in the sample, so there would need to be sq. ft. and \$ per sq. ft. information available in REARS for 4 of the foreclosures)

Source: REARS

Prepared by: Mitchell College of Business
Center for Real Estate Studies
Alex Ryder

Foreclosure Report for Baldwin County - February 2009

Zip Code	City	Foreclosure Deed	Deed In Lieu of Foreclosure	Auctioneers Deed	Total	Average \$	Median \$ (*)	Average Sq. Ft. (a)	Median Sq. Ft. (a,*)	Average \$ per Sq. Ft. (a)	Median \$ per Sq. Ft. (a,*)	Average Age of Property (b)
36507	Bay Minette	7	1	0	8	86,225	92,950					26
36511	Bon Secour	0	0	0	0							
36526	Daphne	7	0	0	7	186,857	165,700	1,833	1,776	102	90	15
36527	Spanish Fort	1	0	0	1	299,000		2,405		124		10
36530	Elberta	2	0	0	2	269,150						
36532	Fairhope	7	0	1	8	202,650	130,250	1,852	1,539	76	70	29
36533	Fairhope	0	0	0	0							
36535	Foley	15	2	1	18	200,083	137,400	1,773	1,742	94	90	13
36536	Foley	0	0	0	0							
36542	Gulf Shores	33	5	4	42	291,798	195,100	2,117	1,714	134	107	12
36547	Gulf Shores	0	0	0	0							
36549	Lillian	3	0	0	3	114,267						19
36550	Little River	0	0	0	0							
36551	Loxley	0	0	1	1	68,800						
36555	Magnolia Springs	0	0	0	0							
36559	Montrose	0	0	0	0							
36561	Orange Beach	15	3	1	19	314,500	228,000					
36562	Perdido	0	0	0	0							
36564	Point Clear	0	0	0	0							
36567	Robertsdale	6	0	1	7	87,229	85,000					
36574	Seminole	1	0	0	1	63,700						11
36576	Silverhill	1	1	0	2	57,500		1,648		86		8
36577	Spanish Fort	0	0	0	0							
36578	Stapleton	0	0	0	0							
36579	Stockton	0	0	0	0							
36580	Summerdale	1	1	0	2	60,050		1,288		46		30
Count		99	13	9	121							

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Center for Real Estate Studies
Alex Ryder

Foreclosure Report for Baldwin County - January 2009

Zip Code	City	Foreclosure Deed	Deed In Lieu of Foreclosure	Auctioneers Deed	Total	Average \$	Median \$ (*)	Average Sq. Ft. (a)	Median Sq. Ft. (a,*)	Average \$ per Sq. Ft. (a)	Median \$ per Sq. Ft. (a,*)	Average Age of Property (b)
36507	Bay Minette	3	0	0	3	132,300		1,924		62		28
36511	Bon Secour	8	0	0	8	199,063	127,500					
36526	Daphne	3	0	0	3	90,233		1,939		51		33
36527	Spanish Fort	0	0	0	0							
36530	Elberta	1	0	1	2	522,150						35
36532	Fairhope	5	0	0	5	277,180	151,700	2,647	2,558	110	91	9
36533	Fairhope	0	0	0	0							
36535	Foley	8	0	2	10	132,360	113,100	1,505	1,493	105	96	11
36536	Foley	0	0	0	0							
36542	Gulf Shores	18	2	1	21	270,224	197,200					13
36547	Gulf Shores	0	0	0	0							
36549	Lillian	0	1	0	1	500		2,457				7
36550	Little River	0	0	0	0							
36551	Loxley	2	0	1	3	125,800						7
36555	Magnolia Springs	0	0	0	0							
36559	Montrose	0	0	0	0							
36561	Orange Beach	8	0	2	10	531,090	301,050					11
36562	Perdido	0	0	0	0							
36564	Point Clear	0	0	0	0							
36567	Robertsdale	3	0	0	3	152,267		1,872		87		14
36574	Seminole	0	1	0	1	67,000		2,016		33		12
36576	Silverhill	0	0	3	3	39,133						
36577	Spanish Fort	0	0	0	0							
36578	Stapleton	1	0	0	1	70,500						10
36579	Stockton	0	0	0	0							
36580	Summerdale	1	0	0	1	35,800						37
Count		61	4	10	75							

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Source: REARS

Prepared by: Mitchell College of Business
Center for Real Estate Studies
Alex Ryder

Foreclosure Report for Baldwin County - December 2008

Zip Code	City	Foreclosure Deed	Deed In Lieu of Foreclosure	Auctioneers Deed	Total	Average \$	Median \$ (*)	Average Sq. Ft. (a)	Median Sq. Ft. (a,*)	Average \$ per Sq. Ft. (a)	Median \$ per Sq. Ft. (a,*)	Average Age of Property (b)
36507	Bay Minette	5	0	1	6	152,650	78,700	4,545	1,375	41	34	29
36511	Bon Secour	0	0	0	0							
36526	Daphne	11	0	1	12	244,258	143,250	2,554	1,815	76	75	13
36527	Spanish Fort	3	1	0	4	236,925	281,400	2,684	2,665	104		4
36530	Elberta	3	0	0	3	187,833						
36532	Fairhope	4	0	0	4	154,625	172,400	2,254		89		14
36533	Fairhope	0	0	0	0							
36535	Foley	16	1	1	18	135,922	113,750	1,897	1,597	83	64	22
36536	Foley	0	0	0	0							
36542	Gulf Shores	23	0	3	26	285,312	197,150	1,901	1,822	124	98	13
36547	Gulf Shores	0	0	0	0							
36549	Lillian	1	0	0	1	124,900		1,870		66		2
36550	Little River	0	0	0	0							
36551	Loxley	3	1	0	4	93,400	95,300	1,363		494		17
36555	Magnolia Springs	0	0	0	0							
36559	Montrose	0	0	0	0							
36561	Orange Beach	7	3	0	10	259,860	258,800					
36562	Perdido	0	0	0	0							
36564	Point Clear	0	0	0	0							
36567	Robertsdale	4	0	0	4	61,425	60,600					
36574	Seminole	0	0	0	0							
36576	Silverhill	1	0	0	1	161,600		2,223		72		18
36577	Spanish Fort	0	0	0	0							
36578	Stapleton	1	0	0	1	145,500		2,112		69		10
36579	Stockton	0	0	0	0							
36580	Summerdale	4	0	0	4	90,950	93,300	1,635		69		20
Count		86	6	6	98							

* A sample of at least 4 was required to calculate a median

a - Average St. Ft. and Average \$ per Sq. Ft. data had to be present for at least 51% of the total sample to calculate an Average Sq. Ft. or Average \$ per Sq. Ft. for any given zip code.

b - Average age of property data had to be present for at least 51% of the total sample to calculate an Average Age of the Property for any given zip code.

Example: (Zip Code 36695 has 6 total foreclosures in the sample, so there would need to be sq. ft. and \$ per sq. ft. information available in REARS for 4 of the foreclosures)

Source: REARS

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