



**Baldwin Residential Real Estate**  
**Center for Real Estate Studies**  
<http://cres.southalabama.edu>



Baldwin County  
 Association of  
**REALTORS®**

*Report for the period ending September, 2009*

**Baldwin County Residential Market**

*We hope you find this new report interesting and useful. It is designed to provide a snapshot view of the residential housing market. Comments are always welcome.*

The average sales price in September declined 6.17 percent to \$244,074 while the median sales price increased 3.64 percent to \$182,297. Average sale prices in the North declined 21.4 percent to \$148,777, declined 2.86 percent in the Central area to \$192,838, and declined 13.61 percent in the South to \$319,138.

Concurrently, sales increased to 22 in the North, increased to 151 in the Central area, and increased to 131 in the South. For the whole county, sales increased 10.16 percent to 206.

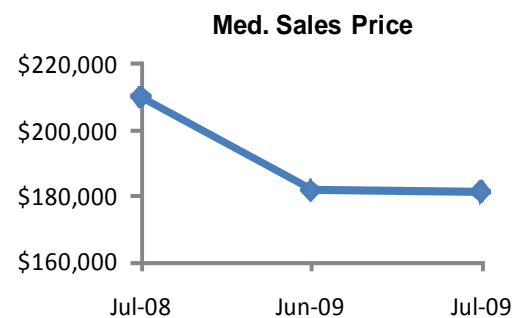
Average days on the market for the whole county increased by 10.16 percent to 206. This same number for the North remained at 193, increased 23.81 percent to 208 in the Central region, and declined by 3.74 percent to 206 in the South area.

The number of sales in the U.S. increased by 2.1 percent to \$532,000 while the median sales price declined .3 percent to \$181,500. The number of months required to sell the existing inventory fell slightly to 9.3. The National Association of Realtors recommends a 6 to 8 month range for a healthy market.

**The second page shows MLS data for the three Baldwin County areas. North is north of I-10. Central is between I-10 and the International Waterway. South is south of the Waterway. Data for the Total County are explained above.**

**United States Existing Home Prices for All Housing Types**

Time	Sales	Avg. Sales Price	Med. Sales Price	Inventory Mo. Supply
Jul-08	504,000	\$253,000	\$210,100	11
Jun-09	521,000	\$227,900	\$182,000	9.4
Jul-09	532,000	\$227,400	\$181,500	9.3
Vs. Last Month (%)	2.1	-0.2	-0.3	-1.1
Vs. Last Year (%)	5.6	-10.1	-13.6	-15.5

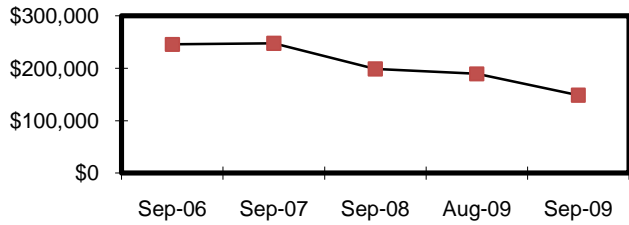


**Data Sources:** All data taken from the Baldwin Multi-List, Martha Taylor, 251.928.1708. and the National Association of Realtors. For additional information, contact Dr. Don Epley, Director, Center for Real Estate Studies, Mitchell College of Business, University of South Alabama, Office: 251.460.6735, E-mail: [depley@usouthal.edu](mailto:depley@usouthal.edu).

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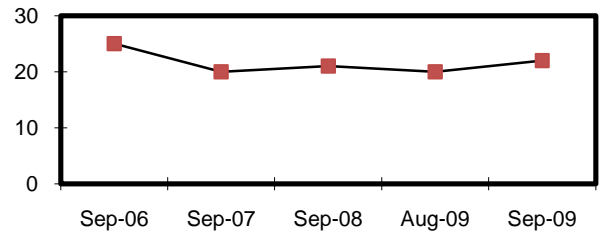
# September 2009 Baldwin County Residential Report

## North Avg Sales Price



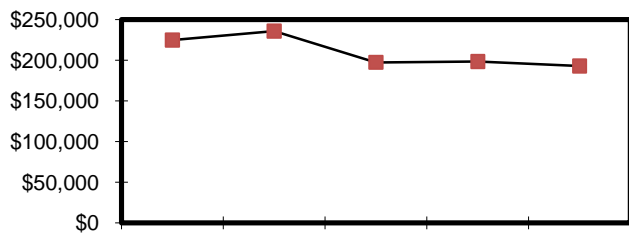
Month	Ave. Sales \$	% Change
Sep-06	\$245,455	
Sep-07	\$247,787	0.95
Sep-08	\$198,586	-19.86
Aug-09	\$189,285	
Sep-09	\$148,777	-21.40
Annual 07	\$215,698	
Annual 08	\$204,185	-5.34

## North No. of Sales



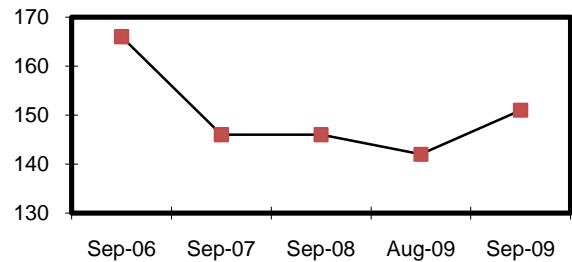
Month	# Sales	% Change
Sep-06	25	
Sep-07	20	-20.00
Sep-08	21	5.00
Aug-09	20	
Sep-09	22	10.00
Annual 07	274	
Annual 08	235	-14.23

## Central Avg. Sales Price



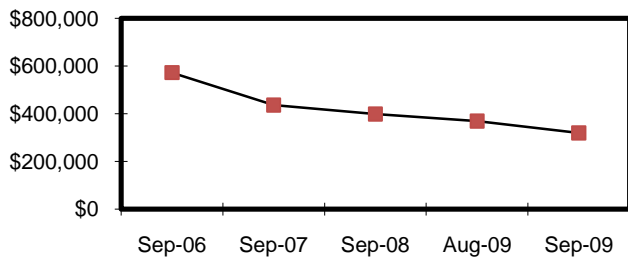
Month	Ave. Sales \$	% Change
Sep-06	\$224,709	
Sep-07	\$235,951	5.00
Sep-08	\$197,424	-16.33
Aug-09	\$198,506	
Sep-09	\$192,838	-2.86
Annual 07	\$238,721	
Annual 08	\$223,901	-6.21

## Central No. of Sales



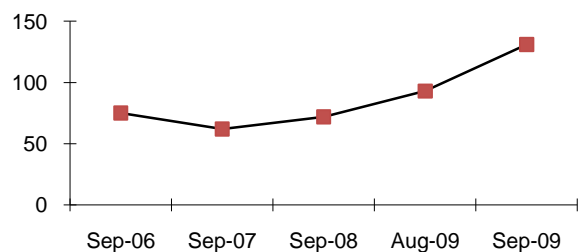
Month	# Sales	% Change
Sep-06	166	
Sep-07	146	-12.05
Sep-08	146	0.00
Aug-09	142	
Sep-09	151	6.34
Annual 07	2085	
Annual 08	1561	-25.13

## South Avg Sales Price



Month	Ave. Sales \$	% Change
Sep-06	\$572,481	
Sep-07	\$436,613	-23.73
Sep-08	\$399,018	-8.61
Aug-09	\$369,413	
Sep-09	\$319,138	-13.61
Annual 07	\$407,403	
Annual 08	\$404,927	-0.61

## South No. of Sales



Month	# Sales	% Change
Sep-06	75	
Sep-07	62	-17.33
Sep-08	72	16.13
Aug-09	93	
Sep-09	131	40.86
Annual 07	913	
Annual 08	943	3.29