

# BALDWIN MARKET WATCH



*Mitchell College of Business  
Center for Real Estate Studies*



## Baldwin County Residential Real Estate Markets

Four-Quarter Price Appreciation by Zone for Residential Property

Spring, 2008

**This report covers summary data from the Baldwin County Multi-List. The numbers cover all sold properties represented by real estate agents for the time periods shown.**

**Baldwin County Association of Realtors**

**and**

**Mitchell College of Business Center for Real Estate Studies**

**This report is available at <http://cres.southalabama.edu/>**

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<b>Market Watch</b>	<b>Baldwin County Residential Housing Market 2006-current</b>				
	<b>Four-Quarter Price Appreciation (%) by Zone</b>				
	<p>Figures represent 4-quarter or annual price appreciation calculated from the same quarter one year earlier. For example, the figure of -13.37% under Average Sales Price represents the % change between 2006 quarter 1 and 2007 quarter 1</p>				
	<b>Baldwin County by Zone</b>				
<i>zone</i>	<b>Avg Sale</b>	<b>Median Sale</b>	<b>Total</b>	<b>Avg Days on</b>	
<b>year quarter</b>	<b>Price</b>	<b>Price</b>	<b>Sold</b>	<b>Market</b>	
	<b>%</b>	<b>%</b>	<b>number</b>	<b>days</b>	
<b>Baldwin County</b>					
2008 1	-10.57	-3.68	409	169	
*Annual 2007	-10.20	-8.15	2,378	165	
4	-13.52	-1.64	444	176	
3	-10.91	-9.64	849	170	
2	-14.03	-17.25	1,216	150	
2007 1	-13.37	-9.52	798	146	
Annual 2006	1.22	4.55	3,471	158	
<i>Bay Minette</i>					
2008 1	29.83	41.28	26	156	
Annual 2007	-6.30	-6.26	91	119	
4	-1.65	-18.89	12	170	
3	11.52	11.46	30	121	
2	-18.58	-10.07	29	105	
2007 1	-5.47	-1.96	20	97	
Annual 2006	21.84	28.62	116	106	
<i>Spanish Fort</i>					
2008 1	17.33	-2.48	23	142	
*Annual 2007	-8.83	-0.38	145	113	
4	4.86	24.71	33	107	
3	-11.27	-10.39	40	93	
2	-17.23	-9.98	51	123	
2007 1	2.64	14.54	26	132	
Annual 2006	12.17	15.56	175	130	
<i>Daphne/Montrose</i>					
2008 1	0.93	-5.35	75	144	
*Annual 2007	1.33	-0.23	447	144	
4	-16.90	-19.15	69	168	
3	4.88	1.59	129	158	
2	10.42	10.03	151	141	
2007 1	-1.05	7.72	109	116	
Annual 2006	18.07	26.35	555	122	
<i>Fairhope/Pt. Clear</i>					
2008 1	-7.19	-8.38	61	181	
*Annual 2007	5.12	5.62	402	179	
4	8.66	9.66	70	239	
3	4.75	4.21	111	164	
2	8.35	2.68	136	170	
2007 1	-0.08	6.07	90	155	
Annual 2006	12.26	8.61	458	130	

<i>Central Baldwin County</i>					
	<b>2008 1</b>	23.66	23.66	2	173
	<b>Annual 2007</b>	0.92	-9.86	10	103
	<b>4</b>	9.30	11.32	2	141
	<b>3</b>	-24.05	-51.12	3	131
	<b>2</b>	-7.02	-21.98	3	59
	<b>2007 1</b>	-0.56	-0.56	2	70
	<b>Annual 2006</b>	-24.94	-4.05	6	79
<i>Lake Forest Subdivision</i>					
	<b>2008 1</b>	-3.78	-3.52	12	183
	<b>*Annual 2007</b>	-0.18	-0.61	100	110
	<b>4</b>	-8.90	-5.87	14	100
	<b>3</b>	-7.93	-7.80	28	126
	<b>2</b>	4.40	4.22	32	82
	<b>2007 1</b>	6.25	6.29	28	132
	<b>Annual 2006</b>	20.77	20.00	109	70
<i>Loxley</i>					
	<b>2008 1</b>	-26.51	-17.38	14	190
	<b>*Annual 2007</b>	-3.55	-3.32	133	158
	<b>4</b>	-9.41	4.94	26	178
	<b>3</b>	-27.23	-9.48	31	146
	<b>2</b>	2.10	-18.52	39	131
	<b>2007 1</b>	18.93	35.32	35	165
	<b>Annual 2006</b>	46.12	31.25	116	123
<i>Stapleton</i>					
	<b>2008 1</b>	-75.27	-75.27	1	161
	<b>Annual 2007</b>	13.00	12.77	11	129
	<b>4</b>	-6.79	-6.79	2	190
	<b>3</b>	-14.78	-14.78	2	193
	<b>2</b>	23.62	5.70	5	81
	<b>2007 1</b>	26.45	26.45	2	122
	<b>Annual 2006</b>	20.76	18.07	10	111
<i>Stockton/N. Baldwin</i>					
	<b>2008 1</b>	-100.00	-100.00	0	0
	<b>Annual 2007</b>	-3.50	-26.00	9	91
	<b>4</b>	-8.08	-18.28	3	84
	<b>3</b>	-40.38	-40.38	2	52
	<b>2</b>	11.17	-27.04	3	73
	<b>2007 1</b>	42.23	42.23	1	242
	<b>Annual 2006</b>	11.80	36.36	11	123
<i>NE Baldwin/Hwy 112</i>					
	<b>2008 1</b>	-100.00	-100.00	0	0
	<b>Annual 2007</b>	-42.54	-42.54	2	34
	<b>4</b>	4.00	4.00	1	18
	<b>3</b>	0.00	0.00	0	0
	<b>2</b>	-100.00	-100.00	0	0
	<b>2007 1</b>	100.00	100.00	1	50
	<b>Annual 2006</b>	150.00	150.00	2	59
<i>Silverhill</i>					
	<b>2008 1</b>	-2.73	-0.29	10	159
	<b>*Annual 2007</b>	-9.69	-7.84	62	135
	<b>4</b>	-8.42	-19.96	24	139
	<b>3</b>	55.66	10.53	12	145
	<b>2</b>	-35.82	-29.83	16	137
	<b>2007 1</b>	-31.41	-13.97	8	95
	<b>Annual 2006</b>	41.58	39.45	30	114

	<i>Robertsdale</i>				
	<b>2008 1</b>	-2.31	-11.35	18	111
	<b>*Annual 2007</b>	-7.11	-2.98	135	117
	<b>4</b>	-2.04	0.00	25	100
	<b>3</b>	-13.83	-7.21	29	120
	<b>2</b>	-9.24	-3.50	40	102
	<b>2007 1</b>	-4.14	0.79	37	154
	<b>Annual 2006</b>	11.54	19.58	140	122
	<i>Mifflin</i>				
	<b>2008 1</b>	100.00	100.00	1	107
	<b>Annual 2007</b>	766.09	766.09	2	92
	<b>4</b>	0.00	0.00	0	0
	<b>3</b>	100.00	100.00	1	110
	<b>2</b>	100.00	100.00	1	74
	<b>2007 1</b>	-100.00	-100.00	0	0
	<b>Annual 2006</b>	-64.63	-66.18	1	52
	<i>Perido Key</i>				
	<b>2008 1</b>	-43.04	-44.00	2	30
	<b>*Annual 2007</b>	-14.06	-19.35	2	175
	<b>4</b>	-25.45	-36.73	0	194
	<b>3</b>	1.71	-6.55	10	246
	<b>2</b>	-42.26	-51.50	7	146
	<b>2007 1</b>	-22.07	-12.98	5	60
	<b>Annual 2006</b>	-6.91	12.00	61	781
	<i>Bon Secour</i>				
	<b>2008 1</b>	-44.07	-40.26	1	297
	<b>Annual 2007</b>	5.18	-14.84	19	194
	<b>4</b>	28.39	28.04	4	170
	<b>3</b>	17.86	11.76	4	301
	<b>2</b>	41.80	32.79	7	171
	<b>2007 1</b>	-27.30	-38.10	4	174
	<b>Annual 2006</b>	-25.56	16.25	10	144
	<i>Ono Island</i>				
	<b>2008 1</b>	-34.50	-11.24	3	418
	<b>*Annual 2007</b>	-33.71	-33.66	33	154
	<b>4</b>	-39.47	-62.37	7	161
	<b>3</b>	-26.07	9.71	10	183
	<b>2</b>	-45.25	-61.50	7	108
	<b>2007 1</b>	-9.35	-11.72	56	182
	<b>Annual 2006</b>	11.34	6.06	307	213
	<i>Orange Beach</i>				
	<b>2008 1</b>	-36.84	-47.74	16	217
	<b>*Annual 2007</b>	-17.45	-15.24	73	194
	<b>4</b>	-45.54	-21.76	17	250
	<b>3</b>	-6.42	-14.29	129	169
	<b>2</b>	-7.19	0.02	117	185
	<b>2007 1</b>	-9.35	-11.72	56	182
	<b>Annual 2006</b>	11.34	6.06	307	213
	<i>Gulf Shores-North Inter.Coastal Waterwy</i>				
	<b>2008 1</b>	-5.55	-3.20	18	113
	<b>*Annual 2007</b>	10.40	0.99	47	159
	<b>4</b>	-0.67	12.96	16	150
	<b>3</b>	13.66	0.92	19	184
	<b>2</b>	15.69	4.89	11	201
	<b>2007 1</b>	1.67	-6.43	20	121
	<b>Annual 2006</b>	-17.57	-8.29	118	138

<i>Gulf Shores-South</i>					
<i>Inter.Coastal Waterwy</i>					
	<b>2008 1</b>	69.46	108.11	14	197
	<b>*Annual 2007</b>	-34.94	-47.55	68	201
	<b>4</b>	-28.82	-15.35	11	176
	<b>3</b>	-26.67	-38.28	77	205
	<b>2</b>	-21.58	-42.02	98	222
	<b>2007 1</b>	-30.72	-43.30	173	151
	<b>Annual 2006</b>	13.58	27.68	458	195
<i>Ft. Morgan</i>					
	<b>2008 1</b>	134.97	141.60	2	413
	<b>*Annual 2007</b>	-15.62	-4.48	15	192
	<b>4</b>	-13.36	-8.46	2	172
	<b>3</b>	-12.16	-12.50	16	244
	<b>2</b>	-25.65	-12.17	21	198
	<b>2007 1</b>	-27.89	-18.00	12	115
	<b>Annual 2006</b>	0.58	-0.28	61	215
<i>Magnolia Springs</i>					
	<b>2008 1</b>	-11.61	110.61	4	478
	<b>*Annual 2007</b>	-8.94	-6.65	24	164
	<b>4</b>	-35.81	-41.53	6	93
	<b>3</b>	-15.93	-4.02	8	195
	<b>2</b>	-13.13	0.15	4	211
	<b>2007 1</b>	1.69	-23.26	5	121
	<b>Annual 2006</b>	0.65	17.83	31	177
<i>Foley</i>					
	<b>2008 1</b>	-7.27	-16.15	70	173
	<b>*Annual 2007</b>	-7.25	-6.97	366	185
	<b>4</b>	-9.87	-9.99	66	158
	<b>3</b>	-4.61	-9.64	109	210
	<b>2</b>	-15.04	-13.51	120	188
	<b>2007 1</b>	1.41	3.91	118	168
	<b>Annual 2006</b>	9.90	14.67	439	148
<i>Summerdale</i>					
	<b>2008 1</b>	-32.00	-60.63	4	101
	<b>Annual 2007</b>	36.70	17.06	43	126
	<b>4</b>	-5.70	-42.19	10	88
	<b>3</b>	41.70	6.96	9	172
	<b>2</b>	40.01	21.41	16	133
	<b>2007 1</b>	47.30	64.58	8	110
	<b>Annual 2006</b>	-16.49	-11.91	59	129
<i>Lillian</i>					
	<b>2008 1</b>	-10.40	-10.55	23	175
	<b>Annual 2007</b>	13.98	44.22	86	178
	<b>4</b>	-24.49	-45.92	15	177
	<b>3</b>	10.50	16.83	29	196
	<b>2</b>	31.89	35.47	28	165
	<b>2007 1</b>	23.21	86.33	14	180
	<b>Annual 2006</b>	-28.01	-19.05	114	128
<i>Elberta</i>					
	<b>2008 1</b>	31.87	49.78	8	231
	<b>*Annual 2007</b>	1.93	40.63	46	130
	<b>4</b>	-38.91	-22.41	7	97
	<b>3</b>	3.00	40.72	11	220
	<b>2</b>	-9.00	14.23	11	98
	<b>2007 1</b>	83.42	31.26	16	105
	<b>Annual 2006</b>	-7.82	-8.23	52	139

	<i>Josephine</i>				
	<b>2008 1</b>	0.00	0.00	0	0
	<b>Annual 2007</b>	-22.68	-26.94	3	138
	<b>4</b>	100.00	100.00	2	173
	<b>3</b>	0.00	0.00	0	0
	<b>2</b>	54.17	54.17	1	68
	<b>2007 1</b>	-100.00	-100.00	0	0
	<b>Annual 2006</b>	37.85	112.62	2	213
	<i>Wolf Bay</i>				
	<b>2008 1</b>	100.00	100.00	1	59
	<b>Annual 2007</b>	21.63	-24.16	4	117
	<b>4</b>	-100.00	-100.00	0	0
	<b>3</b>	-100.00	-100.00	0	0
	<b>2</b>	3.59	-24.16	4	117
	<b>2007 1</b>	0.00	0.00	0	0
	<b>Annual 2006</b>	-0.42	94.35	3	75
<b>Notes:</b>	<b>*Quarterly numbers may not add to the total number due to revisions</b>				
	<b>All data supplied by the Baldwin County Association of Realtors. Tables were</b>				
	<b>constructed by the Mitchell College of Business, Center for Real Estate Studies,</b>				
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