

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

Winter, 2007

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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Market Watch	Baldwin County Residential Housing Market 2006-current				
	Four-Quarter Price Appreciation (%) by Zone				
	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				
	Baldwin County by Zone				
	<i>zone</i>	Avg Sale	Median Sale	Total	Avg Days on
	year quarter	Price	Price	Sold	Market
		%	%	number	days
	Baldwin County				
	*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>				
	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>				
	*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>				
	*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>				
	*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

Baldwin County by Zone					
<i>zone</i>	Avg Sale	Median Sale	Total	Avg Days on	
year quarter	Price	Price	Sold	Market	
	%	%	number	days	
<i>Central Baldwin County</i>					
Annual 2007	0.92	-9.86	10	103	
4	9.30	11.32	2	141	
3	-24.05	-51.12	3	131	
2	-7.02	-21.98	3	59	
2007 1	-0.56	-0.56	2	70	
Annual 2006	-24.94	-4.05	6	79	
<i>Lake Forest Subdivision</i>					
*Annual 2007	-0.18	-0.61	100	110	
4	-8.90	-5.87	14	100	
3	-7.93	-7.80	28	126	
2	4.40	4.22	32	82	
2007 1	6.25	6.29	28	132	
Annual 2006	20.77	20.00	109	70	
<i>Loxley</i>					
*Annual 2007	-3.55	-3.32	133	158	
4	-9.41	4.94	26	178	
3	-27.23	-9.48	31	146	
2	2.10	-18.52	39	131	
2007 1	18.93	35.32	35	165	
Annual 2006	46.12	31.25	116	123	
<i>Stapleton</i>					
Annual 2007	13.00	12.77	11	129	
4	-6.79	-6.79	2	190	
3	-14.78	-14.78	2	193	
2	23.62	5.70	5	81	
2007 1	26.45	26.45	2	122	
Annual 2006	20.76	18.07	10	111	
<i>Stockton/N. Baldwin</i>					
Annual 2007	-3.50	-26.00	9	91	
4	-8.08	-18.28	3	84	
3	-40.38	-40.38	2	52	
2	11.17	-27.04	3	73	
2007 1	42.23	42.23	1	242	
Annual 2006	11.80	36.36	11	123	
<i>NE Baldwin/Hwy 112</i>					
Annual 2007	-42.54	-42.54	2	34	
4	4.00	4.00	1	18	
3	0.00	0.00	0	0	
2	-100.00	-100.00	0	0	
2007 1	100.00	100.00	1	50	
Annual 2006	150.00	150.00	2	59	

Baldwin County by Zone					
<i>zone</i>	Avg Sale	Median Sale	Total	Avg Days on	
year quarter	Price	Price	Sold	Market	
	%	%	number	days	
<i>Silverhill</i>					
*Annual 2007	-9.69	-7.84	62	135	
4	-8.42	-19.96	24	139	
3	55.66	10.53	12	145	
2	-35.82	-29.83	16	137	
2007 1	-31.41	-13.97	8	95	
Annual 2006	41.58	39.45	30	114	
<i>Robertsdale</i>					
*Annual 2007	-7.11	-2.98	135	117	
4	-2.04	0.00	25	100	
3	-13.83	-7.21	29	120	
2	-9.24	-3.50	40	102	
2007 1	-4.14	0.79	37	154	
Annual 2006	11.54	19.58	140	122	
<i>Mifflin</i>					
Annual 2007	766.09	766.09	2	92	
4	0.00	0.00	0	0	
3	100.00	100.00	1	110	
2	100.00	100.00	1	74	
2007 1	-100.00	-100.00	0	0	
Annual 2006	-64.63	-66.18	1	52	
<i>Perido Key</i>					
*Annual 2007	-14.06	-19.35	2	175	
4	-25.45	-36.73	0	194	
3	1.71	-6.55	10	246	
2	-42.26	-51.50	7	146	
2007 1	-22.07	-12.98	5	60	
Annual 2006	-6.91	12.00	61	781	
<i>Bon Secour</i>					
Annual 2007	5.18	-14.84	19	194	
4	28.39	28.04	4	170	
3	17.86	11.76	4	301	
2	41.80	32.79	7	171	
2007 1	-27.30	-38.10	4	174	
Annual 2006	-25.56	16.25	10	144	
<i>Ono Island</i>					
*Annual 2007	-33.71	-33.66	33	154	
4	-39.47	-62.37	7	161	
3	-26.07	9.71	10	183	
2	-45.25	-61.50	7	108	
2007 1	-9.35	-11.72	56	182	
Annual 2006	11.34	6.06	307	213	
<i>Orange Beach</i>					
*Annual 2007	-17.45	-15.24	73	194	
4	-45.54	-21.76	17	250	
3	-6.42	-14.29	129	169	
2	-7.19	0.02	117	185	
2007 1	-9.35	-11.72	56	182	
Annual 2006	11.34	6.06	307	213	

Baldwin County by Zone					
	<i>zone</i>	Avg Sale	Median Sale	Total	Avg Days on
	year quarter	Price	Price	Sold	Market
		%	%	number	days
<i>Gulf Shores-North</i>					
<i>Inter.Coastal Waterwy</i>					
	*Annual 2007	10.40	0.99	47	159
	4	-0.67	12.96	16	150
	3	13.66	0.92	19	184
	2	15.69	4.89	11	201
	2007 1	1.67	-6.43	20	121
	Annual 2006	-17.57	-8.29	118	138
<i>Gulf Shores-South</i>					
<i>Inter.Coastal Waterwy</i>					
	*Annual 2007	-34.94	-47.55	68	201
	4	-28.82	-15.35	11	176
	3	-26.67	-38.28	77	205
	2	-21.58	-42.02	98	222
	2007 1	-30.72	-43.30	173	151
	Annual 2006	13.58	27.68	458	195
<i>Ft. Morgan</i>					
	*Annual 2007	-15.62	-4.48	15	192
	4	-13.36	-8.46	2	172
	3	-12.16	-12.50	16	244
	2	-25.65	-12.17	21	198
	2007 1	-27.89	-18.00	12	115
	Annual 2006	0.58	-0.28	61	215
<i>Magnolia Springs</i>					
	*Annual 2007	-8.94	-6.65	24	164
	4	-35.81	-41.53	6	93
	3	-15.93	-4.02	8	195
	2	-13.13	0.15	4	211
	2007 1	1.69	-23.26	5	121
	Annual 2006	0.65	17.83	31	177
<i>Foley</i>					
	*Annual 2007	-7.25	-6.97	366	185
	4	-9.87	-9.99	66	158
	3	-4.61	-9.64	109	210
	2	-15.04	-13.51	120	188
	2007 1	1.41	3.91	118	168
	Annual 2006	9.90	14.67	439	148
<i>Summerdale</i>					
	Annual 2007	36.70	17.06	43	126
	4	-5.70	-42.19	10	88
	3	41.70	6.96	9	172
	2	40.01	21.41	16	133
	2007 1	47.30	64.58	8	110
	Annual 2006	-16.49	-11.91	59	129
<i>Lillian</i>					
	Annual 2007	13.98	44.22	86	178
	4	-24.49	-45.92	15	177
	3	10.50	16.83	29	196
	2	31.89	35.47	28	165
	2007 1	23.21	86.33	14	180
	Annual 2006	-28.01	-19.05	114	128

Baldwin County by Zone					
<i>zone</i>	Avg Sale	Median Sale	Total	Avg Days on	
year quarter	Price	Price	Sold	Market	
	%	%	number	days	
<i>Elberta</i>					
*Annual 2007	1.93	40.63	46	130	
4	-38.91	-22.41	7	97	
3	3.00	40.72	11	220	
2	-9.00	14.23	11	98	
2007 1	83.42	31.26	16	105	
Annual 2006	-7.82	-8.23	52	139	
<i>Josephine</i>					
Annual 2007	-22.68	-26.94	3	138	
4	100.00	100.00	2	173	
3	0.00	0.00	0	0	
2	54.17	54.17	1	68	
2007 1	-100.00	-100.00	0	0	
Annual 2006	37.85	112.62	2	213	
<i>Wolf Bay</i>					
Annual 2007	21.63	-24.16	4	117	
4	-100.00	-100.00	0	0	
3	-100.00	-100.00	0	0	
2	3.59	-24.16	4	117	
2007 1	0.00	0.00	0	0	
Annual 2006	-0.42	94.35	3	75	
Notes:	*Quarterly numbers may not add to the total number due to revisions				
All data supplied by the Baldwin County Association of Realtors. Tables were constructed by the Mitchell College of Business, Center for Real Estate Studies, Donald Epley, Director, 251.460.6735, depley@usouthal.edu					