

# BALDWIN MARKET WATCH



*Mitchell College of Business  
Center for Real Estate Studies*



## Baldwin Residential Real Estate Markets

**Quarterly and Annual Building Permits  
By Reporting Jurisdictions**

*Public and Private Residential Units*

**Fall, 2007**

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<b>Market Watch</b>	<b>Baldwin MSA (City+County) Residential Housing Market 2003-current</b>				
	<b>Quarterly and Annual Housing Unit Building Permits</b>				
	<i>Public and Private for All Jurisdictions</i>				
<i>Total Baldwin County (All 13 jurisdictions)</i>					
<b>quarter year</b>	<b>Total number</b>	<b>One Family number</b>	<b>2 Family number</b>	<b>3-4 Family number</b>	<b>5+ Family number</b>
<b>2007 3</b>	462	431	0	0	31
<b>2007 2</b>	589	545	4	3	37
<b>2007 1</b>	809	621	8	15	165
<i>Annual 2006</i>	6,183	2,995	26	27	3,135
2006 4	1,346	650	4	8	684
2006 3	1,694	787	4	0	903
2006 2	1,882	756	4	15	1,107
2006 1	1,261	802	14	4	441
<i>Annual 2005</i>	6,715	4,145	36	4	2,530
<i>Annual 2004</i>	4,759	3,442	44	55	1,218
<i>Annual 2003</i>	3,918	2,932	16	28	942
<i>County Unincorporated</i>					
<b>quarter year</b>	<b>Total number</b>	<b>One Family number</b>	<b>2 Family number</b>	<b>3-4 Family number</b>	<b>5+ Family number</b>
<b>2007 3</b>	210	210	0	0	0
<b>2007 2</b>	235	235	0	0	0
<b>2007 1</b>	313	313	0	0	0
<i>Annual 2006</i>	1,298	1,290	6	0	0
2006 4	326	326	0	0	0
2006 3	335	335	0	0	0
2006 2	316	312	2	0	0
2006 1	321	317	4	0	0
<i>Annual 2005</i>	1,786	1,786	0	0	0
<i>Annual 2004</i>	1,322	1,322	0	0	0
<i>Annual 2003</i>	1,414	1,408	6	0	0



<i>Fairhope</i>	<b>quarter year</b>	<b>Total number</b>	<b>One Family number</b>	<b>2 Family number</b>	<b>3-4 Family number</b>	<b>5+ Family number</b>
	<b>2007 3</b>	48	48	0	0	0
	<b>2007 2</b>	115	107	0	0	8
	<b>2007 1</b>	164	64	4	0	96
	<i>Annual 2006</i>	457	375	4	0	78
	2006 4	61	61	0	0	0
	2006 3	95	73	0	0	22
	2006 2	163	107	0	0	56
	2006 1	138	134	4	0	0
	<i>Annual 2005</i>	552	520	8	0	24
	<i>Annual 2004</i>	424	424	0	0	0
	<i>Annual 2003</i>	308	304	4	0	0
<i>Foley</i>						
	<b>quarter year</b>	<b>Total number</b>	<b>One Family number</b>	<b>2 Family number</b>	<b>3-4 Family number</b>	<b>5+ Family number</b>
	<b>2007 3</b>	100	75	0	0	25
	<b>2007 2</b>	113	84	0	0	29
	<b>2007 1</b>	136	108	0	0	28
	<i>Annual 2006</i>	631	521	0	0	110
	2006 4	143	112	0	0	31
	2006 3	161	129	0	0	32
	2006 2	182	153	0	0	29
	2006 1	145	127	0	0	18
	<i>Annual 2005</i>	755	611	0	0	144
	<i>Annual 2004</i>	455	455	0	0	0
	<i>Annual 2003</i>	398	318	0	0	80
<i>Gulf Shores</i>						
	<b>quarter year</b>	<b>Total number</b>	<b>One Family number</b>	<b>2 Family number</b>	<b>3-4 Family number</b>	<b>5+ Family number</b>
	<b>2007 3</b>	36	30	0	0	6
	<b>2007 2</b>	44	37	4	3	0
	<b>2007 1</b>	82	58	4	15	5
	<i>Annual 2006</i>	2027	259	16	19	1733
	2006 4	553	25	4	0	524
	2006 3	359	80	4	0	275
	2006 2	809	54	2	15	738
	2006 1	306	100	6	4	196
	<i>Annual 2005</i>	2,339	504	24	4	1,807
	<i>Annual 2004</i>	1,356	556	44	55	701
	<i>Annual 2003</i>	691	331	6	28	326

<i>Loxley Town</i>		Total number	One Family number	2 Family number	3-4 Family number	5+ Family number
quarter year	number	number	number	number	number	number
2007 3	0	0	0	0	0	0
2007 2	0	0	0	0	0	0
2007 1	0	0	0	0	0	0
Annual 2006	0	0	0	0	0	0
2006 4	0	0	0	0	0	0
2006 3	0	0	0	0	0	0
2006 2	0	0	0	0	0	0
2006 1	0	0	0	0	0	0
Annual 2005	72	68	4	0	0	0
Annual 2004	18	18	0	0	0	0
Annual 2003	5	5	0	0	0	0
<i>Orange Beach</i>						
quarter year	Total number	One Family number	2 Family number	3-4 Family number	5+ Family number	
2007 3	11	11	0	0	0	
2007 2	15	15	0	0	0	
2007 1	49	13	0	0	36	
Annual 2006	1458	236	0	8	1214	
2006 4	203	66	0	8	129	
2006 3	668	94	0	0	574	
2006 2	329	45	0	0	284	
2006 1	258	31	0	0	227	
Annual 2005	703	148	0	0	555	
Annual 2004	802	285	0	0	517	
Annual 2003	700	164	0	0	536	
<i>Robertsdale</i>						
quarter year	Total number	One Family number	2 Family number	3-4 Family number	5+ Family number	
2007 3	17	17	0	0	0	
2007 2	19	19	0	0	0	
2007 1	20	20	0	0	0	
Annual 2006	87	87	0	0	0	
2006 4	18	18	0	0	0	
2006 3	21	21	0	0	0	
2006 2	25	25	0	0	0	
2006 1	23	23	0	0	0	
Annual 2005	99	99	0	0	0	
Annual 2004	91	91	0	0	0	
Annual 2003	77	77	0	0	0	

Silverhill Town		Total number	One Family number	2 Family number	3-4 Family number	5+ Family number
quarter year	number	number	number	number	number	number
2007 3	0	0	0	0	0	0
2007 2	0	0	0	0	0	0
2007 1	0	0	0	0	0	0
Annual 2006	0	0	0	0	0	0
2006 4	0	0	0	0	0	0
2006 3	0	0	0	0	0	0
2006 2	0	0	0	0	0	0
2006 1	0	0	0	0	0	0
Annual 2005	5	5	0	0	0	0
Annual 2004	6	6	0	0	0	0
Annual 2003	6	6	0	0	0	0
Spanish Fort						
quarter year	Total number	One Family number	2 Family number	3-4 Family number	5+ Family number	
number	number	number	number	number	number	
2007 3	0	0	0	0	0	
2007 2	0	0	0	0	0	
2007 1	0	0	0	0	0	
Annual 2006	0	0	0	0	0	
2006 4	0	0	0	0	0	
2006 3	0	0	0	0	0	
2006 2	0	0	0	0	0	
2006 1	0	0	0	0	0	
Annual 2005	27	27	0	0	0	
Annual 2004	24	24	0	0	0	
Annual 2003	38	38	0	0	0	
Summerdale Town						
quarter year	Total number	One Family number	2 Family number	3-4 Family number	5+ Family number	
number	number	number	number	number	number	
2007 3	0	0	0	0	0	
2007 2	0	0	0	0	0	
2007 1	0	0	0	0	0	
Annual 2006	0	0	0	0	0	
2006 4	0	0	0	0	0	
2006 3	0	0	0	0	0	
2006 2	0	0	0	0	0	
2006 1	0	0	0	0	0	
Annual 2005	16	16	0	0	0	
Annual 2004	3	3	0	0	0	
Annual 2003	3	3	0	0	0	
<b>Notes:</b> All data supplied by the U.S. Department of Housing and Urban Development; Analysis done by the Mitchell College of Business Center for Real Estate Studies; For additional information, contact Don Epley, Director, 251.460.6736, <a href="mailto:depley@usouthal.edu">depley@usouthal.edu</a>						