

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**

Private Residential Units

Fall, 2007

“Data you can use.”

“Education you can use.”

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

USA takes reasonable measures to ensure the quality of the data and other information produced. However, USA makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, or completeness of any information, nor represents that its use would not infringe on privately owned rights. Reference to any specific commercial product, process, or service does not constitute an endorsement, recommendation, or favoring by USA.

Market Watch	Baldwin MSA (City+County) Residential Housing Market 2003-current								
	Quarterly and Annual Housing Unit Building Permits								
	<i>Private Permits Only</i>								
<i>Sum of the seven Baldwin County jurisdictions (Baldwin County Unincorporated Area, Daphne, Fairhope, Foley, Gulf Shores, Orange Beach, Robertsdale)</i>									
	Total	One Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost 5+ Family
	number	number	\$	number	\$	number	\$	number	\$
2007 3	135	129	31,711,039	0	0	0	0	6	423,786
2007 2	222	207	50,983,511	4	508,548	3	571,518	8	600,000
2007 1	293	169	41,611,054	8	881,002	15	2,133,000	101	7,686,000
<i>Annual 2006</i>	3,296	950	209,626,504	12	1,129,514	23	3,448,361	2,311	606,247,638
2006 4	532	191	45,265,436	4	306,650	8	734,075	329	74,873,388
2006 3	827	231	45,615,879	0	0	0	0	596	260,897,814
2006 2	1,303	249	58,748,861	2	285,714	15	2,714,286	1,037	183,728,980
2006 1	634	279	59,996,328	6	537,150	0	0	349	86,747,456
<i>Annual 2005</i>	6,583	4,017	538,526,032	32	3,819,266	4	355,500	2,530	432,121,457
<i>Annual 2004</i>	4,697	3,380	418,501,008	44	3,659,170	55	5,492,450	1,218	224,430,527
<i>Annual 2003</i>	3,856	2,870	314,170,088	16	1,133,018	28	2,698,350	942	112,176,973
<i>Annual 2002</i>	2,168	1,971	265,386,625	16	1,181,904	8	613,450	173	10,196,000
<i>County Unincorporated</i>									
<i>quarter year</i>	Total	One Family	Cost	2 Family	Cost	3-4 Family	Cost	5+ Family	Cost
	number	number	\$	number	\$	number	\$	number	\$
2007 3	0	0	0	0	0	0	0	0	0
2007 2	0	0	0	0	0	0	0	0	0
2007 1	0	0	0	0	0	0	0	0	0
<i>Annual 2006</i>	0	0	0	0	0	0	0	0	0
2006 4	0	0	0	0	0	0	0	0	0
2006 3	0	0	0	0	0	0	0	0	0
2006 2	0	0	0	0	0	0	0	0	0
2006 1	0	0	0	0	0	0	0	0	0
<i>Annual 2005</i>	1,786	1,786	183,121,339	0	0	0	0	0	0
<i>Annual 2004</i>	1,322	1,322	129,248,115	0	0	0	0	0	0
<i>Annual 2003</i>	1,414	1,408	110,067,599	6	385,450	0	0	0	0
<i>Annual 2002</i>	894	888	120,114,683	6	529,990	0	0	0	0

<i>Daphne</i>									
<i>quarter year</i>	Total	One Family	Cost	2 Family	Cost	3-4 Family	Cost	5+ Family	Cost
	number	number	\$	number	\$	number	\$	number	\$
2007 3	40	40	7,594,710	0	0	0	0	0	0
2007 2	48	48	7,701,020	0	0	0	0	0	0
2007 1	45	45	8,142,095	0	0	0	0	0	0
<i>Annual 2006</i>	225	225	38,324,280	0	0	0	0	0	0
2006 4	42	42	6,953,550	0	0	0	0	0	0
2006 3	55	55	8,525,630	0	0	0	0	0	0
2006 2	58	58	10,458,820	0	0	0	0	0	0
2006 1	70	70	12,386,280	0	0	0	0	0	0
<i>Annual 2005</i>	349	349	56,442,019	0	0	0	0	0	0
<i>Annual 2004</i>	247	247	38,495,576	0	0	0	0	0	0
<i>Annual 2003</i>	268	268	42,551,900	0	0	0	0	0	0
<i>Annual 2002</i>	191	191	27,580,000	0	0	0	0	0	0
<i>Fairhope</i>									
<i>quarter year</i>	Total	One Family	Cost	2 Family	Cost	3-4 Family	Cost	5+ Family	Cost
	number	number	\$	number	\$	number	\$	number	\$
2007 3	48	48	14,703,746	0	0	0	0	0	0
2007 2	115	107	32,652,638	0	0	0	0	8	600,000
2007 1	164	64	19,112,315	4	459,002	0	0	96	6,975,000
<i>Annual 2006</i>	457	375	102,235,311	4	455,150	0	0	78	35,739,191
2006 4	61	61	18,403,792	0	0	0	0	0	0
2006 3	95	73	21,333,958	0	0	0	0	22	6,127,037
2006 2	163	107	28,641,700	0	0	0	0	56	29,612,154
2006 1	138	134	33,855,861	4	455,150	0	0	0	0
<i>Annual 2005</i>	552	520	97,590,881	8	408,736	0	0	24	1,500,000
<i>Annual 2004</i>	424	424	74,203,532	0	0	0	0	0	0
<i>Annual 2003</i>	308	304	52,395,901	4	127,200	0	0	0	0
<i>Annual 2002</i>	324	324	51,150,520	0	0	0	0	0	0

<i>Orange Beach</i>									
quarter year	Total	One Family	Cost	2 Family	Cost	3-4 Family	Cost	5+ Family	Cost
	number	number	\$	number	\$	number	\$	number	\$
2007 3	11	11	2,988,664	0	0	0	0	0	0
2007 2	15	15	2,727,154	0	0	0	0	0	0
2007 1	2	2	483,645	0	0	0	0	0	0
<i>Annual 2006</i>	1,402	221	36,323,486	0	0	8	734,075	1,173	481,690,777
2006 4	203	66	9,995,479	0	0	8	734,075	129	34,000,000
2006 3	668	94	13,256,618	0	0	0	0	574	254,770,777
2006 2	273	30	6,773,491	0	0	0	0	243	111,920,000
2006 1	258	31	6,297,898	0	0	0	0	227	81,000,000
<i>Annual 2005</i>	703	148	22,128,301	0	0	0	0	555	220,157,500
<i>Annual 2004</i>	802	285	31,262,609	0	0	0	0	517	103,562,433
<i>Annual 2003</i>	700	164	18,755,607	0	0	0	0	536	82,110,000
<i>Annual 2002</i>	214	113	11,729,147	0	0	0	0	101	6,896,000
<i>Robertsdale</i>									
quarter year	Total	One Family	Cost	2 Family	Cost	3-4 Family	Cost	5+ Family	Cost
	number	number	\$	number	\$	number	\$	number	\$
2007 3	0	0	0	0	0	0	0	0	0
2007 2	0	0	0	0	0	0	0	0	0
2007 1	0	0	0	0	0	0	0	0	0
<i>Annual 2006</i>	0	0	0	0	0	0	0	0	0
2006 4	0	0	0	0	0	0	0	0	0
2006 3	0	0	0	0	0	0	0	0	0
2006 2	0	0	0	0	0	0	0	0	0
2006 1	0	0	0	0	0	0	0	0	0
<i>Annual 2005</i>	99	99	8,999,123	0	0	0	0	0	0
<i>Annual 2004</i>	91	91	8,490,010	0	0	0	0	0	0
<i>Annual 2003</i>	77	77	6,389,555	0	0	0	0	0	0
<i>Annual 2002</i>	58	58	4,856,556	0	0	0	0	0	0
Notes: All data supplied by the U.S. Bureau of the Census;.									
Analysis done by the Mitchell College of Business Center for Real Estate Studies;									
For additional information, contact Don Epley, Director, 251.460.6736, depley@usouthal.edu									