

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

Winter, 2007

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Market	Baldwin MSA (City+County) Residential Housing Market 2003-current								
Watch	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	\$
Annual 2007	752	597	145,912,576	14	1,589,550	18	2,704,518	123	9,450,991
2007 4	102	92	21,606,972	2	200,000	0	0	8	741,205
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
Annual 2006	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
Annual 2005	6,583	4,017	538,526,032	32	3,819,266	4	355,500	2,530	432,121,457
Annual 2004	4,697	3,380	418,501,008	44	3,659,170	55	5,492,450	1,218	224,430,527
Annual 2003	3,856	2,870	314,170,088	16	1,133,018	28	2,698,350	942	112,176,973
Annual 2002	2,168	1,971	265,386,625	16	1,181,904	8	613,450	173	10,196,000
<i>County Unincorporated</i>									
quarter year	Total	One Family	Cost	2 Family	Cost	3-4 Family	Cost	5+ Family	Cost
	number	number	\$	number	\$	number	\$	number	\$
Annual 2007	0	0	0	0	0	0	0	0	0
2007 4	0	0	0	0	0	0	0	0	0
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
Annual 2006	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
Annual 2005	1,786	1,786	183,121,339	0	0	0	0	0	0
Annual 2004	1,322	1,322	129,248,115	0	0	0	0	0	0
Annual 2003	1,414	1,408	110,067,599	6	385,450	0	0	0	0
Annual 2002	894	888	120,114,683	6	529,990	0	0	0	0

<i>Orange Beach</i>									
<i>quarter year</i>	Total	One Family	Cost	2 Family	Cost	3-4 Family	Cost	5+ Family	Cost
	number	number	\$	number	\$	number	\$	number	\$
Annual 2007	41	33	7,552,123	0	0	0	0	8	741,205
2007 4	13	5	1,352,660	0	0	0	0	8	741,205
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
Annual 2006	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
Annual 2005	703	148	22,128,301	0	0	0	0	555	220,157,500
Annual 2004	802	285	31,262,609	0	0	0	0	517	103,562,433
Annual 2003	700	164	18,755,607	0	0	0	0	536	82,110,000
Annual 2002	214	113	11,729,147	0	0	0	0	101	6,896,000
<i>Robertsdale</i>									
<i>quarter year</i>	Total	One Family	Cost	2 Family	Cost	3-4 Family	Cost	5+ Family	Cost
	number	number	\$	number	\$	number	\$	number	\$
Annual 2007	0	0	0	0	0	0	0	0	0
2007 4	0	0	0	0	0	0	0	0	0
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
Annual 2006	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
Annual 2005	99	99	8,999,123	0	0	0	0	0	0
Annual 2004	91	91	8,490,010	0	0	0	0	0	0
Annual 2003	77	77	6,389,555	0	0	0	0	0	0
Annual 2002	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;									
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