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Baldwin County

Residential Housing Report 2006 - Current

Quarterly Price Appreciation % by Zone

Summer, 2008



This report is available on the Center for Real Estate Studies website: <http://cres.southalabama.edu/>



UNIVERSITY OF SOUTH ALABAMA
Mitchell College of Business
Center for Real Estate Studies

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Baldwin County by Zone

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold Number	Average Days on the Market
Baldwin County				
2	4.22	0.84	535	175
2008 1	-2.26	1.32	425	180
*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
Bay Minette				
2	-5.08	-2.00	24	182
2008 1	27.04	40.80	27	154
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
Spanish Fort				
2	-6.34	-10.91	42	149
2008 1	6.01	-8.46	23	141
*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

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold Number	Average Days on the Market
Daphne / Montrose				
2	-17.82	-15.44	98	148
2008 1	-5.77	-9.54	76	180
*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
Fairhope / Point Clear				
2	21.66	0.77	77	219
2008 1	-5.66	-7.43	61	182
*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
Central Baldwin County				
2	-16.38	11.39	3	226
2008 1	108.26	108.26	2	173
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

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold Number	Average Days on the Market
Lake Forest Subdivision				
2	-9.77	-9.81	17	141
2008 1	-3.78	-3.52	12	183
*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
Loxley				
2	-28.61	-6.37	18	98
2008 1	-26.28	-15.37	15	183
*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
Stapleton				
2	-65.92	-51.39	4	69
2008 1	-75.27	-75.27	1	161
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

Baldwin County by Zone

Zone	Average	Median	Total	Average
Year	Sale	Sale	Sold	Days on the
Quarter	Price %	Price %	Number	Market
Stockton / N. Baldwin				
2	-43.81	-31.47	2	182
2008 1	-100.00	-100.00	0	0
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
NE Baldwin / Hwy 112				
2	0.00	0.00	0	0
2008 1	-100.00	-100.00	0	0
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
Silverhill				
2	10.88	0.92	7	142
2008 1	-2.73	-0.29	10	159
*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

Zone	Average	Median	Total	Average
Year	Sale	Sale	Sold	Days on the
Quarter	Price %	Price %	Number	Market
Robertsdale				
2	-4.34	-4.69	28	130
2008 1	-2.31	-11.35	18	111
*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
Miflin				
2	-100.00	-100.00	0	0
2008 1	100.00	100.00	1	107
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
Perido Key				
2	84.16	42.76	3	286
2008 1	35.78	10.40	2	234
*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

Zone	Average	Median	Total	Average
Year	Sale	Sale	Sold	Days on the
Quarter	Price %	Price %	Number	Market
Bon Secour				
2	-26.98	-40.63	2	96
2008 1	-44.07	-40.26	1	297
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
Ono Island				
2	2.49	-2.60	7	185
2008 1	-34.50	-11.24	3	418
*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
Orange Beach				
2	-22.00	-10.80	21	119
2008 1	-28.80	-26.63	16	201
*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

Zone	Average	Median	Total	Average
Year	Sale	Sale	Sold	Days on the
Quarter	Price %	Price %	Number	Market
Gulf Shores-North / Inter. Coastal Waterway				
2	0.22	1.59	11	216
2008 1	15.44	2.69	18	144
*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
Gulf Shores-South / Inter. Coastal Waterway				
2	-14.47	0.00	26	201
2008 1	19.16	30.00	15	211
*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
Fort Morgan				
2	-19.43	-51.81	7	178
2008 1	-13.81	-49.53	2	164
*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

Zone	Average	Median	Total	Average
Year	Sale	Sale	Sold	Days on the
Quarter	Price %	Price %	Number	Market
Magnolia Springs				
2	0.22	0.21	4	149
2008 1	-4.01	187.88	5	388
*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
Foley				
2	-8.27	-9.44	89	139
2008 1	-8.71	-18.43	78	163
*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
Summerdale				
2	-45.28	-44.70	4	151
2008 1	-21.25	-55.38	5	82
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

Zone	Average	Median	Total	Average
Year	Sale	Sale	Sold	Days on the
Quarter	Price %	Price %	Number	Market
Lillian				
2	-23.04	-38.14	27	152
2008 1	-12.76	-11.63	24	168
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
Elberta				
2	-35.85	-41.22	12	220
2008 1	38.33	51.36	9	209
*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
Josephine				
2	0.00	0.00	1	257
2008 1	0.00	0.00	0	0
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

Baldwin County by Zone

Zone	Average	Median	Total	Average
Year	Sale	Sale	Sold	Days on the
Quarter	Price %	Price %	Number	Market
Wolf Bay				
2	-91.21	-87.99	1	143
2008 1	100.00	100.00	1	59
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