



Baldwin County Association of REALTORS®

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Baldwin County

Residential Housing Report

2005 - Current

**Quarterly and
Annual Price
Trends 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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Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Total Baldwin County							
2	\$275,492	\$198,093	535	235	175	\$132,972,637	\$79,156,026
2008 1	\$259,006	\$192,500	425	164	180	\$100,139,621	\$52,414,844
*Annual 2007	\$283,881	\$211,250	2,378	835	165	\$606,132,506	\$319,886,347
4	\$274,282	\$210,000	444	158	176	\$104,720,730	\$62,591,588
3	\$296,773	\$225,000	849	222	170	\$163,082,617	\$88,877,544
2	\$264,319	\$196,450	1,216	232	150	\$234,924,501	\$86,487,322
2007 1	\$265,003	\$190,000	798	260	146	\$132,836,466	\$78,635,873
Annual 2006	\$316,115	\$230,000	3,471	851	158	\$681,904,532	\$415,015,296
4	\$317,153	\$213,500	761	199	154	\$148,572,236	\$92,781,524
3	\$333,098	\$249,000	932	302	169	\$160,038,937	\$150,408,653
2	\$307,472	\$237,400	975	193	140	\$208,636,555	\$91,148,202
2006 1	\$305,902	\$210,000	803	157	169	\$164,656,804	\$80,676,917
Annual 2005	\$312,304	\$220,000	4,952	1,421	149	\$909,170,282	\$637,357,280

Bay Minette							
2	\$134,026	\$122,500	24	0	182	\$3,216,612	\$0
2008 1	\$140,040	\$127,000	27	0	154	\$3,781,070	\$0
Annual 2007	\$129,482	\$116,900	91	0	119	\$11,782,845	\$0
4	\$115,533	\$97,250	12	0	170	\$1,386,400	\$0
3	\$140,823	\$133,750	30	0	121	\$4,224,680	\$0
2	\$141,206	\$125,000	29	0	105	\$4,094,965	\$0
2007 1	\$110,235	\$90,200	20	0	97	\$2,204,700	\$0
Annual 2006	\$138,194	\$124,700	116	1	106	\$15,895,524	\$135,000
4	\$117,476	\$119,900	31	0	120	\$3,641,750	\$0
3	\$126,281	\$120,000	27	0	102	\$3,409,574	\$0
2	\$173,426	\$139,000	39	1	96	\$6,628,600	\$135,000
2006 1	\$116,611	\$92,000	19	0	107	\$2,215,600	\$0
Annual 2005	\$113,420	\$96,950	120	1	115	\$13,516,353	\$94,000

Spanish Fort							
2	\$255,883	\$249,000	42	5	149	\$11,289,894	\$736,600
2008 1	\$277,743	\$230,000	23	5	141	\$7,070,400	\$706,400
*Annual 2007	\$266,720	\$259,000	145	16	113	\$40,778,674	\$2,163,266
4	\$262,463	\$265,000	33	11	107	\$10,058,500	\$1,489,866
3	\$266,198	\$254,000	40	5	93	\$9,974,500	\$673,400
2	\$273,209	\$279,500	51	0	123	\$13,933,652	\$0
2007 1	\$262,001	\$251,250	26	0	132	\$6,812,022	\$0
Annual 2006	\$292,553	\$260,000	175	2	130	\$50,846,714	\$350,000
4	\$250,292	\$212,500	25	0	109	\$6,257,308	\$0
3	\$300,000	\$283,450	50	0	118	\$15,000,013	\$0
2	\$330,069	\$310,500	57	0	132	\$18,813,944	\$0
2006 1	\$255,255	\$219,355	41	2	156	\$10,115,449	\$350,000
Annual 2005	\$260,813	\$225,000	185	0	115	\$48,250,415	\$0

Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Daphne / Montrose							
2	\$244,722	\$224,000	98	5	148	\$24,281,530	\$924,856
2008 1	\$241,530	\$206,350	76	11	180	\$19,082,133	\$1,931,014
*Annual 2007	\$273,609	\$239,450	447	29	144	\$125,817,846	\$4,419,837
4	\$233,615	\$200,750	69	9	168	\$16,945,588	\$1,276,372
3	\$284,558	\$248,900	129	6	158	\$35,690,819	\$1,017,128
2	\$297,783	\$264,900	151	10	141	\$43,232,897	\$1,732,337
2007 1	\$256,310	\$228,100	109	4	116	\$27,543,788	\$394,000
Annual 2006	\$270,017	\$240,000	555	39	122	\$143,288,612	\$6,300,650
4	\$281,121	\$248,285	126	5	135	\$34,663,041	\$758,200
3	\$271,324	\$245,000	133	10	125	\$34,224,834	\$1,861,200
2	\$269,693	\$240,750	178	16	114	\$45,721,575	\$2,283,850
2006 1	\$259,031	\$211,750	114	8	112	\$27,873,092	\$1,397,400
Annual 2005	\$228,685	\$189,950	603	59	118	\$131,058,268	\$6,838,493

Fairhope / Pt. Clear							
2	\$419,240	\$268,000	77	2	219	\$31,765,179	\$1,354,800
2008 1	\$317,604	\$242,500	61	1	182	\$19,326,444	\$365,000
*Annual 2007	\$347,101	\$263,790	402	27	179	\$135,960,939	\$13,292,550
4	\$393,295	\$268,500	70	17	239	\$24,610,420	\$9,606,250
3	\$329,991	\$260,000	111	4	164	\$35,327,655	\$1,301,400
2	\$344,607	\$265,950	136	3	170	\$46,312,607	\$553,900
2007 1	\$336,644	\$261,950	90	3	155	\$28,621,935	\$1,676,000
Annual 2006	\$330,187	\$249,750	458	19	130	\$147,409,532	\$3,816,200
4	\$361,940	\$244,850	80	4	147	\$28,360,772	\$594,400
3	\$315,038	\$249,500	111	6	148	\$33,679,256	\$1,290,000
2	\$318,060	\$259,000	141	7	115	\$43,364,623	\$1,481,800
2006 1	\$336,925	\$246,950	124	2	116	\$41,328,701	\$450,000
Annual 2005	\$294,120	\$229,950	628	26	125	\$178,699,907	\$6,007,288

Central Baldwin County							
2	\$160,933	\$179,900	3	0	226	\$482,800	\$0
2008 1	\$260,950	\$260,950	2	0	173	\$521,900	\$0
Annual 2007	\$168,355	\$160,000	10	1	103	\$1,640,400	\$211,500
4	\$207,667	\$211,500	2	1	141	\$411,500	\$211,500
3	\$133,633	\$86,000	3	0	131	\$400,900	\$0
2	\$192,467	\$161,500	3	0	59	\$577,400	\$0
2007 1	\$125,300	\$125,300	2	0	70	\$250,600	\$0
Annual 2006	\$166,817	\$177,500	6	0	79	\$1,000,900	\$0
4	\$190,000	\$190,000	1	0	64	\$190,000	\$0
3	\$175,950	\$175,950	2	0	100	\$351,900	\$0
2	\$207,000	\$207,000	1	0	76	\$207,000	\$0
2006 1	\$126,000	\$126,000	2	0	67	\$252,000	\$0
Annual 2005	\$222,250	\$185,000	12	0	147	\$2,667,000	\$0

Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Lake Forest Subdivision							
2	\$153,741	\$150,400	17	2	141	\$2,712,075	\$209,000
2008 1	\$162,698	\$158,950	12	0	183	\$1,952,375	\$0
*Annual 2007	\$167,619	\$164,000	100	3	110	\$16,756,253	\$508,500
4	\$150,251	\$148,725	14	0	100	\$2,103,514	\$0
3	\$167,332	\$165,000	28	0	126	\$4,685,300	\$0
2	\$170,388	\$166,750	32	1	82	\$5,324,924	\$127,500
2007 1	\$169,090	\$164,750	28	2	132	\$4,353,515	\$381,000
Annual 2006	\$167,929	\$165,000	109	1	70	\$18,149,269	\$155,000
4	\$164,936	\$158,000	18	0	84	\$2,968,851	\$0
3	\$181,753	\$178,950	32	0	72	\$5,816,109	\$0
2	\$163,204	\$160,000	32	0	55	\$5,222,525	\$0
2006 1	\$159,140	\$155,000	27	1	68	\$4,141,784	\$155,000
Annual 2005	\$139,046	\$137,500	262	5	90	\$35,964,916	\$465,100

Loxley							
2	\$149,954	\$146,950	18	0	98	\$2,699,165	\$0
2008 1	\$155,268	\$157,415	15	0	183	\$2,329,014	\$0
*Annual 2007	\$203,348	\$165,900	133	2	158	\$26,751,916	\$700,000
4	\$185,694	\$174,200	26	0	178	\$4,828,050	\$0
3	\$184,114	\$159,950	31	0	146	\$5,707,522	\$0
2	\$210,050	\$156,950	39	0	131	\$8,191,935	\$0
2007 1	\$210,620	\$186,000	35	2	165	\$6,671,709	\$700,000
Annual 2006	\$210,830	\$171,605	116	3	123	\$23,799,221	\$657,084
4	\$204,977	\$166,000	34	0	131	\$6,969,226	\$0
3	\$253,004	\$176,706	28	1	95	\$6,976,412	\$107,700
2	\$205,731	\$192,623	30	2	140	\$5,622,540	\$549,384
2006 1	\$177,096	\$137,450	20	0	86	\$3,541,912	\$0
Annual 2005	\$144,287	\$130,750	93	0	142	\$13,418,653	\$0

Stapleton							
2	\$112,165	\$111,750	4	0	69	\$448,660	\$0
2008 1	\$68,000	\$68,000	1	0	161	\$68,000	\$0
Annual 2007	\$275,291	\$245,000	11	0	129	\$3,028,200	\$0
4	\$202,500	\$202,500	2	0	190	\$405,000	\$0
3	\$213,850	\$213,850	2	0	193	\$427,700	\$0
2	\$329,120	\$229,900	5	0	81	\$1,645,600	\$0
2007 1	\$274,950	\$274,950	2	0	122	\$549,900	\$0
Annual 2006	\$243,618	\$217,250	10	0	111	\$2,436,175	\$0
4	\$217,250	\$217,250	2	0	116	\$434,500	\$0
3	\$250,950	\$250,950	2	0	152	\$501,900	\$0
2	\$266,225	\$217,500	4	0	89	\$1,064,900	\$0
2006 1	\$217,438	\$217,438	2	0	109	\$434,875	\$0
Annual 2005	\$201,732	\$184,000	19	0	108	\$3,832,900	\$0

Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
N. Baldwin / Stockton							
2	\$116,500	\$116,500	2	0	182	\$233,000	\$0
2008 1	\$0	\$0	0	0	0	\$0	\$0
Annual 2007	\$178,389	\$166,500	9	0	91	\$1,605,500	\$0
4	\$200,500	\$190,000	3	0	84	\$601,500	\$0
3	\$118,500	\$118,500	2	0	52	\$237,000	\$0
2	\$207,333	\$170,000	3	0	73	\$622,000	\$0
2007 1	\$145,000	\$145,000	1	0	242	\$145,000	\$0
Annual 2006	\$184,855	\$225,000	11	0	123	\$2,033,400	\$0
4	\$218,125	\$232,500	4	0	125	\$872,500	\$0
3	\$198,750	\$198,750	2	0	134	\$397,500	\$0
2	\$186,500	\$233,000	3	0	51	\$559,500	\$0
2006 1	\$101,950	\$101,950	2	0	212	\$203,900	\$0
Annual 2005	\$165,338	\$165,000	13	0	97	\$2,149,400	\$0

NE Baldwin / Hwy 112							
2	\$0	\$0	0	0	0	\$0	\$0
2008 1	\$0	\$0	0	0	0	\$0	\$0
Annual 2007	\$68,950	\$68,950	2	0	34	\$137,900	\$0
4	\$78,000	\$78,000	1	0	18	\$78,000	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$0	\$0	0	0	0	\$0	\$0
2007 1	\$59,900	\$59,900	1	0	50	\$59,900	\$0
Annual 2006	\$120,000	\$120,000	2	0	59	\$240,000	\$0
4	\$75,000	\$75,000	1	0	21	\$75,000	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$165,000	\$165,000	1	0	97	\$165,000	\$0
2006 1	\$0	\$0	0	0	0	\$0	\$0
Annual 2005	\$48,000	\$48,000	1	0	98	\$48,000	\$0

Silverhill							
2	\$178,602	\$165,000	7	0	142	\$1,250,212	\$0
2008 1	\$157,990	\$169,500	10	0	159	\$1,579,900	\$0
*Annual 2007	\$200,999	\$185,710	62	0	135	\$12,461,933	\$0
4	\$208,672	\$198,484	24	0	139	\$5,008,117	\$0
3	\$258,350	\$188,898	12	0	145	\$3,100,196	\$0
2	\$161,076	\$163,500	16	0	137	\$2,577,220	\$0
2007 1	\$162,425	\$170,000	8	0	95	\$1,299,400	\$0
Annual 2006	\$222,572	\$201,500	30	0	114	\$6,677,159	\$0
4	\$227,858	\$247,989	5	0	118	\$1,139,289	\$0
3	\$165,975	\$170,900	8	0	75	\$1,327,800	\$0
2	\$250,991	\$233,000	13	0	160	\$3,262,880	\$0
2006 1	\$236,798	\$197,610	4	0	30	\$947,190	\$0
Annual 2005	\$157,209	\$144,500	46	0	123	\$7,231,596	\$0

Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Robertsdale							
2	\$124,682	\$128,675	28	0	130	\$3,491,105	\$0
2008 1	\$140,626	\$125,000	18	0	111	\$2,531,274	\$0
*Annual 2007	\$132,055	\$134,000	135	0	117	\$17,827,387	\$0
4	\$130,163	\$133,000	25	0	100	\$3,254,065	\$0
3	\$121,751	\$128,000	29	0	120	\$3,530,776	\$0
2	\$130,333	\$135,000	40	0	102	\$5,213,326	\$0
2007 1	\$143,958	\$141,000	37	0	154	\$5,326,450	\$0
Annual 2006	\$142,170	\$138,115	140	2	122	\$19,613,891	\$289,900
4	\$132,879	\$133,000	25	0	127	\$3,321,980	\$0
3	\$141,284	\$137,950	35	0	140	\$4,944,950	\$0
2	\$143,595	\$139,900	40	0	107	\$5,743,796	\$0
2006 1	\$150,168	\$139,900	39	2	118	\$5,566,665	\$289,900
Annual 2005	\$127,463	\$115,500	177	0	120	\$22,561,032	\$0

Mifflin							
2	\$0	\$0	0	0	0	\$0	\$0
2008 1	\$152,000	\$152,000	1	0	107	\$152,000	\$0
Annual 2007	\$498,000	\$498,000	2	0	92	\$996,000	\$0
4	\$0	\$0	0	0	0	\$0	\$0
3	\$101,000	\$101,000	1	0	110	\$101,000	\$0
2	\$895,000	\$895,000	1	0	74	\$895,000	\$0
2007 1	\$0	\$0	0	0	0	\$0	\$0
Annual 2006	\$57,500	\$57,500	1	0	52	\$57,500	\$0
4	\$0	\$0	0	0	0	\$0	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$0	\$0	0	0	0	\$0	\$0
2006 1	\$57,500	\$57,500	1	0	51	\$57,500	\$0
Annual 2005	\$162,580	\$170,000	5	0	115	\$812,900	\$0

Perido Key							
2	\$802,929	\$542,500	3	11	286	\$1,046,000	\$10,195,000
2008 1	\$834,375	\$690,000	2	6	234	\$700,000	\$5,975,000
*Annual 2007	\$705,942	\$677,500	2	15	175	\$1,362,000	\$16,992,500
4	\$933,750	\$792,500	0	2	194	\$0	\$3,735,000
3	\$849,500	\$832,500	10	9	246	\$1,190,000	\$7,305,000
2	\$436,000	\$380,000	7	6	146	\$172,000	\$2,880,000
2007 1	\$614,500	\$625,000	5	5	60	\$0	\$3,072,500
Annual 2006	\$821,404	\$840,000	61	56	781	\$2,696,000	\$50,105,672
4	\$1,252,500	\$1,252,500	2	2	336	\$0	\$2,505,000
3	\$835,185	\$881,250	20	18	630	\$1,007,500	\$15,696,200
2	\$755,051	\$783,452	8	5	245	\$1,688,500	\$4,351,904
2006 1	\$788,552	\$718,250	30	30	1,057	\$0	\$23,656,568
Annual 2005	\$882,353	\$750,000	43	42	295	\$275,000	\$37,666,170

Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Bon Secour							
2	\$199,500	\$169,500	2	1	96	\$443,500	\$155,000
2008 1	\$115,000	\$115,000	1	0	297	\$115,000	\$0
Annual 2007	\$218,816	\$188,000	19	1	194	\$4,222,310	\$154,000
4	\$174,478	\$174,005	4	0	170	\$697,910	\$0
3	\$203,500	\$190,000	4	1	301	\$660,000	\$154,000
2	\$273,200	\$285,500	7	0	171	\$1,912,400	\$0
2007 1	\$205,625	\$192,500	4	0	174	\$822,500	\$0
Annual 2006	\$208,030	\$220,750	10	3	144	\$1,288,300	\$792,000
4	\$135,900	\$135,900	1	0	131	\$135,900	\$0
3	\$172,633	\$170,000	3	1	214	\$347,900	\$170,000
2	\$192,667	\$215,000	3	0	111	\$578,000	\$0
2006 1	\$282,833	\$311,000	3	2	110	\$226,500	\$622,000
Annual 2005	\$279,450	\$189,900	27	1	135	\$7,431,140	\$114,000

Ono Island							
2	\$548,557	\$375,000	7	0	185	\$3,839,900	\$0
2008 1	\$700,000	\$750,000	3	0	418	\$2,100,000	\$0
*Annual 2007	\$777,076	\$680,000	33	0	154	\$25,643,500	\$0
4	\$587,143	\$350,000	7	0	161	\$4,110,000	\$0
3	\$840,400	\$762,500	10	0	183	\$8,404,000	\$0
2	\$535,214	\$385,000	7	0	108	\$3,746,500	\$0
2007 1	\$1,068,750	\$845,000	8	0	165	\$8,550,000	\$0
Annual 2006	\$1,172,307	\$1,025,000	26	0	200	\$30,479,975	\$0
4	\$970,000	\$930,000	6	0	268	\$5,820,000	\$0
3	\$1,136,729	\$695,000	6	0	182	\$6,820,375	\$0
2	\$977,500	\$1,000,000	7	0	197	\$6,842,500	\$0
2006 1	\$1,571,014	\$1,200,000	7	0	160	\$10,997,100	\$0
Annual 2005	\$1,114,160	\$1,047,500	52	0	118	\$57,936,300	\$0

Orange Beach							
2	\$379,719	\$388,000	21	77	199	\$6,057,625	\$31,154,800
2008 1	\$375,698	\$365,000	16	52	201	\$5,332,086	\$20,215,400
*Annual 2007	\$472,810	\$445,000	73	289	194	\$28,625,185	\$154,352,200
4	\$400,573	\$416,875	17	59	250	\$4,402,000	\$27,643,800
3	\$481,355	\$450,000	129	113	169	\$8,271,935	\$53,822,900
2	\$486,815	\$435,000	117	87	185	\$12,253,100	\$44,704,300
2007 1	\$527,675	\$497,500	56	47	182	\$3,376,400	\$26,173,400
Annual 2006	\$572,774	\$525,000	307	239	213	\$26,961,300	\$148,880,370
4	\$735,530	\$532,800	69	58	198	\$5,563,000	\$45,188,600
3	\$514,352	\$525,000	80	68	241	\$3,476,000	\$37,672,150
2	\$524,536	\$434,900	77	53	191	\$9,253,000	\$31,136,300
2006 1	\$582,091	\$563,575	66	47	190	\$8,285,800	\$30,132,220
Annual 2005	\$514,435	\$495,000	768	572	256	\$70,620,883	\$324,465,394

Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Gulf Shores - North / Inter.Coastal Waterway							
2	\$329,127	\$252,950	11	9	216	\$3,675,700	\$2,906,840
2008 1	\$250,456	\$183,000	18	8	144	\$3,688,350	\$2,823,500
*Annual 2007	\$277,072	\$209,500	47	25	159	\$12,943,220	\$7,005,950
4	\$271,319	\$210,000	16	1	150	\$3,932,520	\$679,900
3	\$267,268	\$220,000	19	7	184	\$3,688,650	\$1,389,450
2	\$328,391	\$249,000	11	2	201	\$2,898,300	\$714,000
2007 1	\$216,958	\$178,200	20	12	121	\$1,976,250	\$2,362,900
Annual 2006	\$250,962	\$207,450	118	24	138	\$24,579,839	\$5,033,720
4	\$273,156	\$185,900	31	17	104	\$5,310,920	\$3,156,920
3	\$235,154	\$218,000	15	6	148	\$1,980,504	\$1,546,800
2	\$283,842	\$237,400	32	1	163	\$8,752,950	\$330,000
2006 1	\$213,387	\$190,450	40	0	139	\$8,535,465	\$0
Annual 2005	\$304,463	\$226,200	203	37	114	\$50,267,758	\$11,538,200

Gulf Shores - South / Inter.Coastal Waterway							
2	\$297,884	\$249,000	26	92	201	\$11,149,065	\$24,001,250
2008 1	\$293,742	\$240,500	15	64	211	\$6,246,100	\$16,959,501
*Annual 2007	\$300,725	\$225,000	68	326	201	\$25,712,355	\$96,682,698
4	\$316,103	\$300,500	11	45	176	\$3,099,500	\$15,234,500
3	\$341,579	\$260,000	77	49	205	\$9,229,100	\$17,072,470
2	\$348,283	\$249,000	98	82	222	\$9,322,530	\$24,809,155
2007 1	\$246,502	\$185,000	173	160	151	\$4,061,225	\$38,583,573
Annual 2006	\$462,249	\$429,000	458	385	195	\$34,206,350	\$177,503,801
4	\$444,084	\$355,000	93	76	195	\$9,032,475	\$32,267,305
3	\$465,792	\$421,250	104	88	199	\$9,229,000	\$39,213,330
2	\$444,134	\$429,495	70	52	159	\$8,638,900	\$22,450,464
2006 1	\$355,801	\$326,250	70	47	182	\$7,953,975	\$16,952,129
Annual 2005	\$406,965	\$336,000	573	407	123	\$83,009,690	\$150,181,466

Fort Morgan							
2	\$314,155	\$200,000	7	31	178	\$4,420,000	\$7,517,880
2008 1	\$298,648	\$170,075	2	12	164	\$1,628,375	\$2,552,700
*Annual 2007	\$378,425	\$341,950	15	42	192	\$7,033,000	\$14,915,650
4	\$323,840	\$297,500	2	8	172	\$1,175,000	\$2,063,400
3	\$406,500	\$315,000	16	11	244	\$2,780,000	\$3,724,000
2	\$389,917	\$415,000	21	15	198	\$2,019,000	\$6,169,250
2007 1	\$346,500	\$337,000	12	9	115	\$1,199,000	\$2,959,000
Annual 2006	\$448,491	\$358,000	61	43	215	\$8,999,500	\$18,358,450
4	\$373,792	\$325,000	18	15	249	\$1,992,500	\$4,735,750
3	\$462,753	\$360,000	15	11	202	\$2,728,000	\$4,213,300
2	\$524,458	\$472,500	12	6	177	\$2,617,000	\$3,676,500
2006 1	\$480,493	\$411,000	15	10	215	\$1,662,000	\$5,545,400
Annual 2005	\$445,897	\$359,000	233	187	160	\$30,761,320	\$73,132,775

Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Magnolia Springs							
2	\$159,456	\$162,338	4	0	149	\$637,825	\$0
2008 1	\$437,600	\$475,000	5	0	388	\$2,188,000	\$0
*Annual 2007	\$228,381	\$165,000	24	0	164	\$5,481,144	\$0
4	\$129,983	\$120,750	6	0	93	\$779,900	\$0
3	\$186,743	\$160,700	8	0	195	\$1,493,944	\$0
2	\$159,100	\$162,000	4	0	211	\$636,400	\$0
2007 1	\$456,200	\$165,000	5	0	121	\$2,281,000	\$0
Annual 2006	\$250,807	\$176,750	31	0	177	\$7,775,027	\$0
4	\$202,512	\$206,500	4	0	84	\$810,049	\$0
3	\$222,133	\$167,429	5	0	241	\$1,110,667	\$0
2	\$183,151	\$161,750	14	0	208	\$2,564,111	\$0
2006 1	\$448,600	\$215,000	7	0	137	\$3,140,200	\$0
Annual 2005	\$249,192	\$150,000	29	1	129	\$6,751,574	\$475,000

Foley							
2	\$159,179	\$144,900	89	0	139	\$14,166,945	\$0
2008 1	\$170,075	\$138,170	78	5	163	\$13,229,925	\$886,329
*Annual 2007	\$176,604	\$159,900	366	59	185	\$66,568,882	\$8,487,696
4	\$172,291	\$155,000	66	5	158	\$11,581,686	\$651,000
3	\$173,423	\$150,000	109	17	210	\$16,485,280	\$2,417,796
2	\$173,536	\$160,000	120	21	188	\$17,738,971	\$3,085,400
2007 1	\$186,297	\$169,380	118	16	168	\$19,649,545	\$2,333,500
Annual 2006	\$190,402	\$171,886	439	32	148	\$78,577,858	\$5,008,549
4	\$191,162	\$172,199	134	21	159	\$22,340,375	\$3,275,349
3	\$181,800	\$166,000	100	4	142	\$17,473,120	\$706,900
2	\$204,264	\$185,000	103	5	160	\$20,296,819	\$742,400
2006 1	\$183,714	\$163,000	99	2	128	\$17,903,807	\$283,900
Annual 2005	\$173,246	\$149,900	491	25	104	\$82,194,485	\$2,869,444

Summerdale							
2	\$144,375	\$122,500	4	0	151	\$577,500	\$0
2008 1	\$179,500	\$85,000	5	0	82	\$897,500	\$0
Annual 2007	\$213,270	\$165,000	43	0	126	\$9,170,590	\$0
4	\$140,394	\$79,750	10	0	88	\$1,403,940	\$0
3	\$191,322	\$146,000	9	0	172	\$1,721,900	\$0
2	\$263,834	\$221,513	16	0	133	\$4,221,350	\$0
2007 1	\$227,925	\$190,500	8	0	110	\$1,823,400	\$0
Annual 2006	\$156,018	\$140,950	59	1	129	\$9,072,173	\$132,900
4	\$148,888	\$137,950	13	0	123	\$1,935,550	\$0
3	\$135,023	\$136,500	19	0	104	\$2,565,430	\$0
2	\$188,435	\$182,450	14	0	106	\$2,638,093	\$0
2006 1	\$154,733	\$115,750	12	1	194	\$1,723,900	\$132,900
Annual 2005	\$186,820	\$160,000	53	2	142	\$9,501,450	\$400,000

Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Lillian							
2	\$114,087	\$75,000	27	0	152	\$3,080,345	\$0
2008 1	\$123,549	\$123,500	24	0	168	\$2,965,175	\$0
Annual 2007	\$129,476	\$116,750	86	0	178	\$11,134,928	\$0
4	\$86,447	\$64,900	15	0	177	\$1,296,700	\$0
3	\$125,575	\$118,000	29	0	196	\$3,641,680	\$0
2	\$148,244	\$121,250	28	0	165	\$4,150,820	\$0
2007 1	\$141,623	\$139,750	14	0	180	\$1,982,728	\$0
Annual 2006	\$113,600	\$80,950	114	0	128	\$12,950,389	\$0
4	\$114,490	\$120,000	25	0	137	\$2,862,250	\$0
3	\$113,646	\$101,000	24	0	111	\$2,727,499	\$0
2	\$112,402	\$89,500	27	0	130	\$3,034,841	\$0
2006 1	\$114,946	\$75,000	35	0	118	\$4,023,099	\$0
Annual 2005	\$157,801	\$100,000	143	0	103	\$22,565,474	\$0

Elberta							
2	\$148,729	\$117,500	12	0	220	\$1,784,750	\$0
2008 1	\$283,189	\$239,900	9	0	209	\$2,548,700	\$0
*Annual 2007	\$210,428	\$200,040	46	0	130	\$9,679,699	\$0
4	\$209,417	\$225,000	7	0	97	\$1,465,920	\$0
3	\$191,644	\$200,180	11	0	220	\$2,108,080	\$0
2	\$231,845	\$199,900	11	0	98	\$2,550,300	\$0
2007 1	\$204,719	\$158,500	16	0	105	\$3,275,499	\$0
Annual 2006	\$206,445	\$142,250	52	1	139	\$10,543,124	\$192,000
4	\$342,818	\$290,000	11	0	182	\$3,771,000	\$0
3	\$186,067	\$142,250	10	0	79	\$1,860,674	\$0
2	\$254,777	\$175,000	11	0	158	\$2,802,550	\$0
2006 1	\$111,611	\$120,750	18	0	141	\$2,009,000	\$0
Annual 2005	\$223,959	\$155,000	89	1	153	\$19,789,383	\$143,000

Josephine							
2	\$185,000	\$185,000	1	0	257	\$185,000	\$0
2008 1	\$0	\$0	0	0	0	\$0	\$0
Annual 2007	\$423,333	\$400,000	3	0	138	\$1,270,000	\$0
4	\$542,500	\$542,500	2	0	173	\$1,085,000	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$185,000	\$185,000	1	0	68	\$185,000	\$0
2007 1	\$0	\$0	0	0	0	\$0	\$0
Annual 2006	\$547,500	\$547,500	2	0	213	\$1,095,000	\$0
4	\$0	\$0	0	0	0	\$0	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$120,000	\$120,000	1	0	290	\$120,000	\$0
2006 1	\$975,000	\$975,000	1	0	134	\$975,000	\$0
Annual 2005	\$397,167	\$257,500	3	0	111	\$1,191,500	\$0

Total Residential						Sold Dollar Volume	
Zone / Year / Quarter	Avg Sale Price	Median Sale Price	Total Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Wolf Bay							
2	\$38,250	\$38,250	1	0	143	\$38,250	\$0
2008 1	\$105,900	\$105,900	1	0	59	\$105,900	\$0
Annual 2007	\$434,975	\$318,450	4	0	117	\$1,739,900	\$0
4	\$0	\$0	0	0	0	\$0	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$434,975	\$318,450	4	0	117	\$1,739,900	\$0
2007 1	\$0	\$0	0	0	0	\$0	\$0
Annual 2006	\$357,633	\$419,900	3	0	75	\$1,072,900	\$0
4	\$104,000	\$104,000	1	0	32	\$104,000	\$0
3	\$549,000	\$549,000	1	0	107	\$549,000	\$0
2	\$419,900	\$419,900	1	0	86	\$419,900	\$0
2006 1	\$0	\$0	0	0	0	\$0	\$0
Annual 2005	\$359,150	\$216,050	4	0	116	\$1,436,600	\$0

Notes: *Quarterly numbers may not add to the total number due to revisions;
All data supplied by the Baldwin County Multi-List;
Sales price may include closing costs;
The total number of Baldwin Country is restricted to the above mentioned regions;
Analysis done by the USA Mitchell College of Business, Center for Real Estate Studies

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