



Baldwin County Association of REALTORS®

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Baldwin County

Baldwin MSA Residential Housing Market 2003 - Current

Quarterly and Annual Housing Unit Building Permits Private Permits Only Summer, 2008



Sum of the seven Baldwin County jurisdictions: Baldwin County Unincorporated Area, Daphne, Fairhope, Foley, Gulf Shores, Orange Beach and Robertsdale.

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 Building Permits - Private Permits Only

Total									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
2008 2	254	250	\$67,818,298	0	\$0	2	\$268,000	2	\$1,019,712
2008 1	464	440	\$69,498,155	0	\$0	0	\$0	24	\$1,875,469
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
County Unincorporated									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
2008 2	67	67	\$27,781,428	0	\$0	0	\$0	0	\$0
2008 1	164	164	\$26,071,915	0	\$0	0	\$0	0	\$0
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

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County Unincorporated - Continued									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
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
Daphne									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
2008 2	33	31	\$5,126,850	0	\$0	2	\$268,000	0	\$0
2008 1	105	105	\$8,501,980	0	\$0	0	\$0	0	\$0
Annual 2007	155	155	\$26,992,645	0	\$0	0	\$0	0	\$0
2007 4	22	22	\$3,554,820	0	\$0	0	\$0	0	\$0
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
Annual 2006	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
Annual 2005	349	349	\$56,442,019	0	\$0	0	\$0	0	\$0
Annual 2004	247	247	\$38,495,576	0	\$0	0	\$0	0	\$0
Annual 2003	268	268	\$42,551,900	0	\$0	0	\$0	0	\$0
Annual 2002	191	191	\$27,580,000	0	\$0	0	\$0	0	\$0

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Fairhope									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
2008 2	51	49	\$14,351,228	0	\$0	0	\$0	2	\$1,019,712
2008 1	73	73	\$21,931,784	0	\$0	0	\$0	0	\$0
Annual 2007	374	266	\$79,986,405	4	\$459,002	0	\$0	104	\$7,575,000
2007 4	47	47	\$13,517,706	0	\$0	0	\$0	0	\$0
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
Annual 2006	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
Annual 2005	552	520	\$97,590,881	8	\$408,736	0	\$0	24	\$1,500,000
Annual 2004	424	424	\$74,203,532	0	\$0	0	\$0	0	\$0
Annual 2003	308	304	\$52,395,901	4	\$127,200	0	\$0	0	\$0
Annual 2002	324	324	\$51,150,520	0	\$0	0	\$0	0	\$0
Foley									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
2008 2	54	54	\$5,943,595	0	\$0	0	\$0	0	\$0
2008 1	81	57	\$7,236,033	0	\$0	0	\$0	24	\$1,875,469
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

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Foley - Continued									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
2006 2	0	0	\$0	0	\$0	0	\$0	0	\$0
2006 1	0	0	\$0	0	\$0	0	\$0	0	\$0
Annual 2005	755	611	\$78,435,627	0	\$0	0	\$0	144	\$6,200,000
Annual 2004	455	455	\$53,279,608	0	\$0	0	\$0	0	\$0
Annual 2003	398	318	\$34,513,472	0	\$0	0	\$0	80	\$3,341,973
Annual 2002	201	201	\$21,480,440	0	\$0	0	\$0	0	\$0
Gulf Shores									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
2008 2	31	31	\$12,406,955	0	\$0	0	\$0	0	\$0
2008 1	27	27	\$4,315,786	0	\$0	0	\$0	0	\$0
Annual 2007	182	143	\$31,381,403	10	\$1,130,548	18	\$2,704,518	11	\$1,134,786
2007 4	20	18	\$3,181,786	2	\$200,000	0	\$0	0	\$0
2007 3	36	30	\$6,423,919	0	\$0	0	\$0	6	\$423,786
2007 2	44	37	\$7,902,699	4	\$508,548	3	\$571,518	0	\$0
2007 1	82	58	\$13,872,999	4	\$422,000	15	\$2,133,000	5	\$711,000
Annual 2006	1,212	129	\$32,743,427	8	\$674,364	15	\$2,714,286	1,060	\$88,817,670
2006 4	226	22	\$9,912,615	4	\$306,650	0	\$0	200	\$40,873,388
2006 3	9	9	\$2,499,673	0	\$0	0	\$0	0	\$0
2006 2	809	54	\$12,874,850	2	\$285,714	15	\$2,714,286	738	\$42,196,826
2006 1	168	44	\$7,456,289	2	\$82,000	0	\$0	122	\$5,747,456
Annual 2005	2,339	504	\$91,808,742	24	\$3,410,530	4	\$355,500	1,807	\$204,263,957
Annual 2004	1,356	556	\$83,521,558	44	\$3,659,170	55	\$5,492,450	701	\$120,868,094
Annual 2003	691	331	\$49,496,054	6	\$620,368	28	\$2,698,350	326	\$26,725,000
Annual 2002	286	196	\$28,475,279	10	\$651,914	8	\$613,450	72	\$3,300,000

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Orange Beach									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
2008 2	6	6	\$1,112,105	0	\$0	0	\$0	0	\$0
2008 1	2	2	\$342,252	0	\$0	0	\$0	0	\$0
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
Robertsdale									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
2008 2	12	12	\$1,096,137	0	\$0	0	\$0	0	\$0
2008 1	12	12	\$1,098,405	0	\$0	0	\$0	0	\$0
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

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Robertsdale - Continued									
Year / Qtr	Total #	1 Family	Cost 1 Family	2 Family #	Cost Two Family	3-4 Family #	Cost 3-4 Family	5+ Family #	Cost 5+ Family
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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