



# Baldwin County Association of REALTORS®

908 Plantation Blvd., Fairhope, AL 36532

Website: <http://www.southalabamamls.com>

Telephone: 251-928-1708 Fax: 251-928-1046

E-mail: [Marthataylor@baldwinrealtors.org](mailto:Marthataylor@baldwinrealtors.org)

[Baldwin County Association of REALTORS® Newsletter](#)

# Central Baldwin County

## Residential Housing Report 2005 - Current

**Quarterly and  
Annual Price  
Trends by Zone**

Winter, 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**

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.



Total Residential						Sold Dollar Volume	
Zone Year Quarter	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
<b>Total Central Baldwin County Region - S of I-10 and N of Intracoastal Waterway (ICW)</b>							
<b>*Annual 2008</b>	<b>\$223,625</b>	<b>\$174,500</b>	<b>1476</b>	<b>91</b>	<b>168</b>	<b>\$327,776,348</b>	<b>\$22,643,894</b>
4	\$200,337	\$164,950	281	17	173	\$56,739,631	\$2,960,800
3	\$234,288	\$175,000	449	28	169	\$103,883,446	\$7,871,855
2	\$231,543	\$177,500	400	21	161	\$91,674,381	\$5,805,396
2008 1	\$219,444	\$175,000	336	25	171	\$73,213,590	\$6,005,843
<b>*Annual 2007</b>	<b>\$238,697</b>	<b>\$187,000</b>	<b>1,936</b>	<b>150</b>	<b>159</b>	<b>\$462,602,865</b>	<b>\$35,319,964</b>
4	\$238,017	\$185,500	361	35	168	\$81,289,648	\$12,964,953
3	\$235,865	\$189,849	506	39	171	\$120,251,971	\$8,294,474
2	\$248,137	\$190,000	589	37	151	\$149,120,850	\$6,213,137
2007 1	\$230,805	\$183,900	480	39	149	\$111,940,396	\$7,847,400
<b>*Annual 2006</b>	<b>\$235,164</b>	<b>\$189,900</b>	<b>2,152</b>	<b>127</b>	<b>131</b>	<b>\$512,979,337</b>	<b>\$22,723,632</b>
4	\$239,241	\$186,818	476	49	141	\$117,471,166	\$8,130,498
3	\$228,757	\$189,950	515	28	133	\$118,532,360	\$5,682,600
2	\$241,215	\$205,000	627	32	130	\$153,381,311	\$5,579,434
2006 1	\$230,355	\$178,700	534	18	118	\$123,594,500	\$3,331,100
<b>Annual 2005</b>	<b>\$216,954</b>	<b>\$168,000</b>	<b>2,730</b>	<b>157</b>	<b>118</b>	<b>\$597,496,121</b>	<b>\$28,850,525</b>
<b>Daphne / Montrose</b>							
<b>*Annual 2008</b>	<b>\$248,737</b>	<b>\$215,450</b>	<b>369</b>	<b>33</b>	<b>159</b>	<b>\$94,885,612</b>	<b>\$5,106,470</b>
4	\$225,159	\$200,000	78	9	161	\$18,543,517	\$1,045,300
3	\$269,613	\$240,000	115	7	150	\$31,847,432	\$1,045,400
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
<b>*Annual 2007</b>	<b>\$273,609</b>	<b>\$239,450</b>	<b>447</b>	<b>29</b>	<b>144</b>	<b>\$125,817,846</b>	<b>\$4,419,837</b>
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
<b>*Annual 2006</b>	<b>\$270,017</b>	<b>\$240,000</b>	<b>555</b>	<b>39</b>	<b>122</b>	<b>\$143,288,612</b>	<b>\$6,300,650</b>
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
<b>Annual 2005</b>	<b>\$228,685</b>	<b>\$189,950</b>	<b>603</b>	<b>59</b>	<b>118</b>	<b>\$131,058,268</b>	<b>\$6,838,493</b>
<b>Fairhope / Pt. Clear</b>							
<b>*Annual 2008</b>	<b>\$361,671</b>	<b>\$250,000</b>	<b>293</b>	<b>11</b>	<b>197</b>	<b>\$103,653,211</b>	<b>\$6,294,900</b>
4	\$304,557	\$225,387	57	4	179	\$17,353,952	\$1,224,000
3	\$379,473	\$246,000	97	4	201	\$34,975,636	\$3,351,100
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

Total Residential						Sold Dollar Volume	
Zone Year Quarter	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
<b>Fairhope / Pt. Clear continued ...</b>							
*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
<b>Central Baldwin County</b>							
*Annual 2008	\$175,942	\$177,450	12	0	172	\$2,111,305	\$0
4	\$118,926	\$112,500	4	0	74	\$475,705	\$0
3	\$238,950	\$238,950	2	0	340	\$477,900	\$0
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
<b>Lake Forest Subdivision</b>							
*Annual 2008	\$152,548	\$150,400	51	2	157	\$7,876,055	\$209,000
4	\$121,017	\$123,000	6	0	124	\$726,100	\$0
3	\$155,000	\$153,350	16	0	172	\$2,480,005	\$0
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

Total Residential						Sold Dollar Volume	
Zone Year Quarter	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
<b>Lake Forest Subdivision continued ...</b>							
*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
<b>Loxley</b>							
*Annual 2008	\$156,523	\$146,950	77	0	165	\$12,052,249	\$0
4	\$143,653	\$143,015	20	0	185	\$2,873,055	\$0
3	\$161,842	\$138,799	22	0	193	\$3,560,515	\$0
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
<b>Silverhill</b>							
*Annual 2008	\$160,788	\$155,120	37	0	177	\$5,949,152	\$0
4	\$141,143	\$146,560	8	0	150	\$1,129,140	\$0
3	\$165,825	\$153,000	12	0	230	\$1,989,900	\$0
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	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
<b>Robertsdale</b>							
*Annual 2008	\$123,830	\$120,000	102	0	114	\$12,630,654	\$0
4	\$89,994	\$85,000	17	0	76	\$1,529,900	\$0
3	\$130,215	\$122,250	39	0	120	\$5,078,375	\$0
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
<b>Miflin</b>							
*Annual 2008	\$115,950	\$115,950	2	0	103	\$231,900	\$0
4	\$0	\$0	0	0	0	\$0	\$0
3	\$79,900	\$79,900	1	0	99	\$79,900	\$0
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
<b>Bon Secour</b>							
*Annual 2008	\$180,264	\$169,500	6	1	216	\$1,106,850	\$155,000
4	\$165,850	\$165,850	1	0	138	\$165,850	\$0
3	\$191,250	\$191,250	2	0	395	\$382,500	\$0
2	\$199,500	\$169,500	2	1	96	\$443,500	\$155,000
2008 1	\$115,000	\$115,000	1	0	297	\$115,000	\$0

Total Residential						Sold Dollar Volume	
Zone Year Quarter	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
<b>Bon Secour continued ...</b>							
*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
<b>Gulf Shores - North / Inter.Coastal Waterway</b>							
*Annual 2008	\$260,059	\$183,000	52	35	166	\$13,029,281	\$9,595,840
4	\$274,106	\$218,500	10	4	203	\$3,145,981	\$691,500
3	\$222,806	\$162,500	11	13	128	\$2,268,350	\$3,079,000
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
<b>Magnolia Springs</b>							
*Annual 2008	\$247,854	\$195,000	15	0	334	\$3,717,808	\$0
4	\$74,500	\$74,500	1	0	371	\$74,500	\$0
3	\$163,497	\$179,900	5	0	420	\$817,483	\$0
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

Total Residential						Sold Dollar Volume	
Zone Year Quarter	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
<b>Magnolia Springs continued ...</b>							
*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
<b>Foley</b>							
*Annual 2008	\$156,130	\$140,536	301	9	163	\$47,117,551	\$1,282,684
4	\$145,009	\$140,536	52	0	223	\$7,540,481	\$0
3	\$146,165	\$140,000	79	4	151	\$11,735,300	\$396,355
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
<b>Summerdale</b>							
*Annual 2008	\$146,065	\$115,000	24	0	172	\$3,505,550	\$0
4	\$110,379	\$92,900	7	0	141	\$772,650	\$0
3	\$157,238	\$157,450	8	0	265	\$1,257,900	\$0
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	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
<b>Lillian</b>							
*Annual 2008	\$119,419	\$97,500	92	0	167	\$10,986,570	\$0
4	\$109,321	\$64,250	14	0	165	\$1,530,500	\$0
3	\$126,317	\$107,500	27	0	183	\$3,410,550	\$0
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
<b>Elberta</b>							
*Annual 2008	\$212,707	\$179,900	37	0	181	\$7,870,150	\$0
4	\$146,383	\$125,500	6	0	168	\$878,300	\$0
3	\$279,840	\$262,500	10	0	116	\$2,798,400	\$0
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
<b>Josephine</b>							
*Annual 2008	\$387,500	\$387,500	2	0	204	\$775,000	\$0
4	\$0	\$0	0	0	0	\$0	\$0
3	\$590,000	\$590,000	1	0	151	\$590,000	\$0
2	\$185,000	\$185,000	1	0	257	\$185,000	\$0
2008 1	\$0	\$0	0	0	0	\$0	\$0

Total Residential						Sold Dollar Volume	
Zone Year Quarter	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
<b>Josephine continued ...</b>							
*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
<b>Wolf Bay</b>							
*Annual 2008	\$69,363	\$72,075	4	0	97	\$277,450	\$0
4	\$0	\$0	0	0	0	\$0	\$0
3	\$66,650	\$66,650	2	0	93	\$133,300	\$0
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 County is restricted to the above mentioned regions;

This report completed by: Robert Heaton  
University of South Alabama  
Mitchell College of Business  
Center for Real Estate Studies

**For further information, please contact:** Professor Donald Epley  
Director of the Center for Real Estate Studies  
Email: [depley@usouthal.edu](mailto:depley@usouthal.edu)  
Phone: 251.460.6735 Or MSL Office: 251.928.1708