



Baldwin County Association of REALTORS®

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Central Baldwin County

Residential Housing Report 2005 - Current

**Quarterly and
Annual Price
Trends by Zone**

Spring 2009



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 | Residential Sold | Condos Sold | Avg Days on Market | Total Sold Residential | Total Sold Condo |
| Total Central Baldwin County Region - S of I-10 and N of Intracoastal Waterway (ICW) | | | | | | | |
| 2009 1 | \$176,854 | \$155,500 | 290 | 15 | 184 | \$51,419,394 | \$2,521,094 |
| *Annual 2008 | \$223,625 | \$174,500 | 1476 | 91 | 168 | \$327,776,348 | \$22,643,894 |
| 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 |
| *Annual 2007 | \$238,697 | \$187,000 | 1,936 | 150 | 159 | \$462,602,865 | \$35,319,964 |
| 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 |
| *Annual 2006 | \$235,164 | \$189,900 | 2,152 | 127 | 131 | \$512,979,337 | \$22,723,632 |
| 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 |
| Annual 2005 | \$216,954 | \$168,000 | 2,730 | 157 | 118 | \$597,496,121 | \$28,850,525 |
| Daphne / Montrose | | | | | | | |
| 2009 1 | \$217,185 | \$215,000 | 59 | 1 | 125 | \$12,947,618 | \$83,500 |
| *Annual 2008 | \$248,737 | \$215,450 | 369 | 33 | 159 | \$94,885,612 | \$5,106,470 |
| 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 |
| *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 | | | | | | | |
| 2009 1 | \$240,121 | \$193,500 | 59 | 3 | 237 | \$14,323,510 | \$564,000 |
| *Annual 2008 | \$361,671 | \$250,000 | 293 | 11 | 197 | \$103,653,211 | \$6,294,900 |
| 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 |
| Fairhope / Pt.Clear continued ... | | | | | | | |
| *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 | | | | | | | |
| 2009 1 | \$0 | \$0 | 0 | 0 | 0 | \$0 | \$0 |
| *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 |
| Lake Forest Subdivision | | | | | | | |
| 2009 1 | \$137,215 | \$135,000 | 13 | 0 | 146 | \$1,783,800 | \$0 |
| *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 |
| Lake Forest Subdivision continued ... | | | | | | | |
| *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 | | | | | | | |
| 2009 1 | \$146,750 | \$143,200 | 16 | 0 | 141 | \$2,348,000 | \$0 |
| *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 |
| Silverhill | | | | | | | |
| 2009 1 | \$139,318 | \$155,500 | 11 | 0 | 277 | \$1,532,500 | \$0 |
| *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 |
| Robertsdale | | | | | | | |
| 2009 1 | \$90,726 | \$87,000 | 19 | 0 | 132 | \$1,723,800 | \$0 |
| *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 |
| Mifflin | | | | | | | |
| 2009 1 | \$170,000 | \$170,000 | 1 | 0 | 232 | \$170,000 | \$0 |
| *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 |
| Bon Secour | | | | | | | |
| 2009 1 | \$86,000 | \$86,000 | 1 | 0 | 17 | \$86,000 | \$0 |
| *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 |
| Bon Secour continued ... | | | | | | | |
| *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 |
| Gulf Shores - North / Inter.Coastal Waterway | | | | | | | |
| 2009 1 | \$272,510 | \$249,047 | 15 | 9 | 303 | \$4,939,650 | \$1,600,594 |
| *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 |
| Magnolia Springs | | | | | | | |
| 2009 1 | \$211,667 | \$200,000 | 3 | 0 | 686 | \$635,000 | \$0 |
| *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 |
| Magnolia Springs continued ... | | | | | | | |
| *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 | | | | | | | |
| 2009 1 | \$127,114 | \$118,950 | 66 | 2 | 159 | \$8,370,767 | \$273,000 |
| *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 |
| Summerdale | | | | | | | |
| 2009 1 | \$130,725 | \$119,000 | 4 | 0 | 296 | \$522,900 | \$0 |
| *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 |
| Lillian | | | | | | | |
| 2009 1 | \$87,373 | \$81,000 | 13 | 0 | 109 | \$1,135,849 | \$0 |
| *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 |
| Elberta | | | | | | | |
| 2009 1 | \$90,000 | \$88,300 | 10 | 0 | 118 | \$900,000 | \$0 |
| *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 |
| Josephine | | | | | | | |
| 2009 1 | \$0 | \$0 | 0 | 0 | 0 | \$0 | \$0 |
| *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 |
| Josephine continued ... | | | | | | | |
| *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 |
| Wolf Bay | | | | | | | |
| 2009 1 | \$0 | \$0 | 0 | 0 | 0 | \$0 | \$0 |
| *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;

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