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Central Baldwin County

Residential Housing Report 2006 - Current

**Quarterly Price
Appreciation % by Zone
Winter 2008**



This report is available on the Center for Real Estate Studies website (CRES) :

<http://cres.southalabama.edu/>



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

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Central Baldwin County by Zone

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on Market
Central Baldwin County Region				
*Annual 2008	-6.31	-6.68	1,567	168
4	-15.83	-11.08	298	173
3	-0.67	-7.82	477	169
2	-6.69	-6.58	421	161
2008 1	-4.92	-4.84	361	171
*Annual 2007	1.50	-1.53	2,086	159
4	-0.51	-0.71	396	168
3	3.11	-0.05	545	171
2	2.87	-7.32	626	151
2007 1	0.20	2.91	519	149
Annual 2006	8.39	13.04	2,279	131

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on Market
Daphne / Montrose				
*Annual 2008	-9.09	-10.02	402	159
4	-3.62	-0.37	87	161
3	-5.25	-3.58	122	150
2	-17.82	-15.44	103	148
2008 1	-5.77	-9.54	87	180
*Annual 2007	1.33	-0.23	476	144
4	-16.90	-19.15	78	168
3	4.88	1.59	135	158
2	10.42	10.03	161	141
2007 1	-1.05	7.72	113	116
Annual 2006	18.07	26.35	594	122

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on Market
Lake Forest Subdivision				
*Annual 2008	-8.99	-8.29	53	157
4	-19.46	-17.30	6	124
3	-7.37	-7.06	16	172
2	-9.77	-9.81	19	141
2008 1	-3.78	-3.52	12	183
*Annual 2007	-0.18	-0.61	103	110
4	-8.90	-5.87	14	100
3	-7.93	-7.80	28	126
2	4.40	4.22	33	82
2007 1	6.25	6.29	30	132
Annual 2006	20.77	20.00	110	70

Miflin				
*Annual 2008	-76.72	-76.72	2	103
4	-100.00	-100.00	0	0
3	-20.89	-20.89	1	99
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

Fairhope / Point Clear				
*Annual 2008	4.20	-5.23	304	197
4	-22.56	-16.06	61	179
3	14.99	-5.38	101	201
2	21.66	0.77	79	219
2008 1	-5.66	-7.43	62	182
*Annual 2007	5.12	5.62	429	179
4	8.66	9.66	87	239
3	4.75	4.21	115	164
2	8.35	2.68	139	170
2007 1	-0.08	6.07	93	155
Annual 2006	12.26	8.61	477	130

Loxley				
*Annual 2008	-23.03	-11.42	77	165
4	-22.64	-17.90	20	185
3	-12.10	-13.22	22	193
2	-28.61	-6.37	18	98
2008 1	-26.28	-15.37	15	183
*Annual 2007	-3.55	-3.32	135	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	37	165
Annual 2006	46.12	31.25	119	123

Central Baldwin County by Zone

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on Market
Silverhill				
*Annual 2008	-20.00	-16.47	37	177
4	-32.36	-26.16	8	150
3	-35.81	-19.00	12	230
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 Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on Market
Central Baldwin County				
*Annual 2008	4.51	10.91	12	172
4	-42.73	-46.81	4	74
3	78.81	177.85	2	340
2	-16.38	11.39	3	226
2008 1	108.26	108.26	2	173
*Annual 2007	0.92	-9.86	11	103
4	9.30	11.32	3	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	Average Days on Market
Bon Secour				
*Annual 2008	-17.62	-9.84	7	216
4	-4.95	-4.69	1	138
3	-6.02	0.66	2	395
2	-26.98	-40.63	3	96
2008 1	-44.07	-40.26	1	297
*Annual 2007	5.18	-14.84	20	194
4	28.39	28.04	4	170
3	17.86	11.76	5	301
2	41.80	32.79	7	171
2007 1	-27.30	-38.10	4	174
Annual 2006	-25.56	16.25	13	144

Gulf Shores - N / Inter. Coastal Wtrwy				
*Annual 2008	-6.14	-12.65	87	166
4	1.03	4.05	14	203
3	-16.64	-26.14	24	128
2	0.22	1.59	20	216
2008 1	15.44	2.69	26	144
*Annual 2007	10.40	0.99	72	159
4	-0.67	12.96	17	150
3	13.66	0.92	26	184
2	15.69	4.89	13	201
2007 1	1.67	-6.43	32	121
Annual 2006	-17.57	-8.29	142	138

Magnolia Springs				
*Annual 2008	8.53	18.18	15	334
4	-42.68	-38.30	1	371
3	-12.45	11.95	5	420
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

Robertsdale				
*Annual 2008	-6.23	-10.45	102	114
4	-30.86	-36.09	17	76
3	6.95	-4.49	39	120
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

Central Baldwin County by Zone

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on Market
Lillian				
*Annual 2008	-7.77	-16.49	92	167
4	26.46	-1.00	14	165
3	0.59	-8.90	27	183
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

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on Market
Elberta				
*Annual 2008	1.08	-10.07	37	181
4	-30.10	-44.22	6	168
3	46.02	31.13	10	116
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	53	139

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on Market
Josephine				
*Annual 2008	-8.46	-3.13	2	204
4	-100.00	-100.00	0	0
3	100	100	1	151
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

Wolf Bay				
*Annual 2008	-84.05	-77.37	4	97
4	0	0	0	0
3	100	100	2	93
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

Summerdale				
*Annual 2008	-31.51	-30.30	24	172
4	-21.38	16.49	7	141
3	-17.81	7.84	8	265
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	60	129

Foley				
*Annual 2008	-11.59	-12.11	310	163
4	-15.83	-9.33	52	223
3	-15.72	-6.67	83	151
2	-8.27	-9.44	89	139
2008 1	-8.71	-18.43	83	163
*Annual 2007	-7.25	-6.97	425	185
4	-9.87	-9.99	71	158
3	-4.61	-9.64	126	210
2	-15.04	-13.51	141	188
2007 1	1.41	3.91	134	168
Annual 2006	9.90	14.67	471	148

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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