



# 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 (2006 - Current)

## Four-Quarter Price Appreciation Change % by Zone Fall 2009



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

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.



# Central Baldwin County by Zone

| Zone Year Quarter                    | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|--------------------------------------|-----------------------------|----------------------------|------------|------------------------|
| <b>Central Baldwin County Region</b> |                             |                            |            |                        |
| 3                                    | -19.01                      | -11.43                     | 451        | 187                    |
| 2                                    | -19.27                      | -13.27                     | 424        | 193                    |
| 2009 1                               | -19.41                      | -11.14                     | 305        | 184                    |
| 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        | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|--------------------------|-----------------------------|----------------------------|------------|------------------------|
| <b>Daphne / Montrose</b> |                             |                            |            |                        |
| 3                        | -18.70                      | -20.85                     | 130        | 167                    |
| 2                        | -9.82                       | -13.17                     | 95         | 204                    |
| 2009 1                   | -10.08                      | 4.19                       | 60         | 125                    |
| 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              | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|--------------------------------|-----------------------------|----------------------------|------------|------------------------|
| <b>Lake Forest Subdivision</b> |                             |                            |            |                        |
| 3                              | -12.90                      | -15.00                     | 10         | 161                    |
| 2                              | -17.19                      | -22.21                     | 10         | 151                    |
| 2009 1                         | -15.66                      | -15.07                     | 13         | 146                    |
| 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                     |

| <b>Miflin</b> |         |         |   |     |
|---------------|---------|---------|---|-----|
| 3             | 100     | 100     | 1 | 289 |
| 2             | 100     | 100     | 1 | 117 |
| 2009 1        | 11.84   | 11.84   | 1 | 232 |
| 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   |

| <b>Fairhope / Point Clear</b> |        |        |     |     |
|-------------------------------|--------|--------|-----|-----|
| 3                             | -19.81 | -17.89 | 79  | 198 |
| 2                             | -30.49 | -16.70 | 78  | 225 |
| 2009 1                        | -24.40 | -20.21 | 62  | 237 |
| 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 |

| <b>Loxley</b> |        |        |     |     |
|---------------|--------|--------|-----|-----|
| 3             | -22.92 | 2.81   | 16  | 267 |
| 2             | -17.96 | -14.94 | 13  | 161 |
| 2009 1        | -5.49  | -9.03  | 16  | 141 |
| 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 |

# Central Baldwin County by Zone

| Zone Year Quarter      | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|------------------------|-----------------------------|----------------------------|------------|------------------------|
| <b>Miflin Cont....</b> |                             |                            |            |                        |
| Annual 2006            | -64.63                      | -66.18                     | 1          | 52                     |

| Zone Year Quarter                      | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|--|-----------------------------|----------------------------|------------|------------------------|
| <b>Fairhope / Point Clear Cont....</b> |                             |                            |            |                        |
| Annual 2006                            | 12.26                       | 8.61                       | 477        | 130                    |

| Zone Year Quarter      | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|------------------------|-----------------------------|----------------------------|------------|------------------------|
| <b>Loxley Cont....</b> |                             |                            |            |                        |
| Annual 2006            | 46.12                       | 31.25                      | 119        | 123                    |

| <b>Silverhill</b> |        |        |    |     |
|-------------------|--------|--------|----|-----|
| 3                 | -6.59  | 1.31   | 8  | 242 |
| 2                 | 31.54  | 3.03   | 9  | 296 |
| 2009 1            | -11.82 | -8.26  | 11 | 277 |
| 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 |

| <b>Central Baldwin County</b> |         |         |    |     |
|-------------------------------|---------|---------|----|-----|
| 3                             | -12.95  | -12.95  | 1  | 139 |
| 2                             | -20.46  | -8.28   | 3  | 206 |
| 2009 1                        | -100.00 | -100.00 | 0  | 0   |
| 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  |

| <b>Bon Secour</b> |        |        |    |     |
|-------------------|--------|--------|----|-----|
| 3                 | -33.12 | -37.25 | 7  | 148 |
| 2                 | -38.62 | -27.76 | 2  | 646 |
| 2009 1            | -25.22 | -25.22 | 1  | 17  |
| 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 |

| <b>Gulf Shores - N / Inter. Coastal Wtrwy</b> |        |        |    |     |
|---|--------|--------|----|-----|
| 3   | -28.72 | -16.37 | 41 | 170 |
| 2   | -40.91 | -34.77 | 29 | 201 |
| 2009 1  | 8.81   | 36.09  | 24 | 303 |
| 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 |

| <b>Magnolia Springs</b> |        |        |    |     |
|-------------------------|--------|--------|----|-----|
| 3                       | -10.47 | -5.50  | 5  | 258 |
| 2                       | 94.55  | -19.23 | 5  | 265 |
| 2009 1                  | -51.63 | -57.89 | 3  | 686 |
| 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  |

| <b>Robertsdale</b> |        |        |     |     |
|--------------------|--------|--------|-----|-----|
| 3                  | -27.04 | 29.63  | 27  | 201 |
| 2                  | -10.37 | -19.33 | 32  | 149 |
| 2009 1             | -35.48 | -30.40 | 19  | 132 |
| 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 |

# Central Baldwin County by Zone

| Zone Year Quarter                                      | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|--|-----------------------------|----------------------------|------------|------------------------|
| <b>Gulf Shores - N / Inter. Coastal Wtrwy Cont....</b> |                             |                            |            |                        |
| 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                    |

| Zone Year Quarter                | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|----------------------------------|-----------------------------|----------------------------|------------|------------------------|
| <b>Magnolia Springs Cont....</b> |                             |                            |            |                        |
| 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                    |

| Zone Year Quarter           | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|-----------------------------|-----------------------------|----------------------------|------------|------------------------|
| <b>Robertsdale Cont....</b> |                             |                            |            |                        |
| 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                    |

| <b>Lillian</b> |        |        |     |     |
|----------------|--------|--------|-----|-----|
| 3              | -15.98 | -12.09 | 28  | 183 |
| 2              | -15.50 | -17.47 | 23  | 185 |
| 2009 1         | -29.28 | -34.41 | 13  | 109 |
| 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 |

| <b>Elberta</b> |        |        |    |     |
|----------------|--------|--------|----|-----|
| 3              | -42.36 | -47.24 | 7  | 151 |
| 2              | 54.22  | 24.47  | 12 | 189 |
| 2009 1         | -68.22 | -63.19 | 10 | 118 |
| 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 |

| <b>Josephine</b> |         |         |   |     |
|------------------|---------|---------|---|-----|
| 3                | -49.15  | -49.15  | 1 | 334 |
| 2                | -100    | -100    | 0 | 0   |
| 2009 1           | 0.00    | 0.00    | 0 | 0   |
| 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 |

| <b>Wolf Bay</b> |         |         |   |     |
|-----------------|---------|---------|---|-----|
| 3               | 267.967 | 267.967 | 1 | 221 |
| 2               | 427.974 | 427.974 | 1 | 111 |
| 2009 1          | -100.00 | -100.00 | 0 | 0   |
| 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 |

| <b>Summerdale</b> |        |        |    |     |
|-------------------|--------|--------|----|-----|
| 3                 | 31.26  | -33.31 | 9  | 142 |
| 2                 | -21.03 | -25.51 | 16 | 206 |
| 2009 1            | -27.17 | 40.00  | 4  | 296 |
| 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 |

| <b>Foley</b> |        |        |     |     |
|--------------|--------|--------|-----|-----|
| 3            | -12.52 | -10.75 | 80  | 202 |
| 2            | -20.76 | -16.87 | 94  | 154 |
| 2009 1       | -25.26 | -13.91 | 68  | 159 |
| 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 |

# Central Baldwin County by Zone

| Zone Year Quarter        | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market | Zone Year Quarter          | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market | Zone Year Quarter     | 4-Qtr Average Sale Price* % | 4-Qtr Median Sale Price* % | Total Sold | Average Days on Market |
|--------------------------|-----------------------------|----------------------------|------------|------------------------|----------------------------|-----------------------------|----------------------------|------------|------------------------|-----------------------|-----------------------------|----------------------------|------------|------------------------|
| <b>Wolf Bay Cont....</b> |                             |                            |            |                        | <b>Summerdale Cont....</b> |                             |                            |            |                        | <b>Foley Cont....</b> |                             |                            |            |                        |
| 2008 1                   | 100.00                      | 100.00                     | 1          | 59                     | 2008 1                     | -21.25                      | -55.38                     | 5          | 82                     | 2008 1                | -8.71                       | -18.43                     | 83         | 163                    |
| Annual 2007              | 21.63                       | -24.16                     | 4          | 117                    | Annual 2007                | 36.70                       | 17.06                      | 43         | 126                    | Annual 2007           | -7.25                       | -6.97                      | 425        | 185                    |
| 4                        | -100.00                     | -100.00                    | 0          | 0                      | 4                          | -5.70                       | -42.19                     | 10         | 88                     | 4                     | -9.87                       | -9.99                      | 71         | 158                    |
| 3                        | -100.00                     | -100.00                    | 0          | 0                      | 3                          | 41.70                       | 6.96                       | 9          | 172                    | 3                     | -4.61                       | -9.64                      | 126        | 210                    |
| 2                        | 3.59                        | -24.16                     | 4          | 117                    | 2                          | 40.01                       | 21.41                      | 16         | 133                    | 2                     | -15.04                      | -13.51                     | 141        | 188                    |
| 2007 1                   | 0.00                        | 0.00                       | 0          | 0                      | 2007 1                     | 47.30                       | 64.58                      | 8          | 110                    | 2007 1                | 1.41                        | 3.91                       | 134        | 168                    |
| Annual 2006              | -0.42                       | 94.35                      | 3          | 75                     | Annual 2006                | -16.49                      | -11.91                     | 60         | 129                    | Annual 2006           | 9.90                        | 14.67                      | 471        | 148                    |

## Notes:

All data supplied by the Baldwin County Multi-List;

\* Figures represent 4-quarter or annual price appreciation calculated from the same quarter one year earlier. For example, the Daphne/Montrose median percent change between 2008 Q2 and 2009 Q2 equaled -13.17% change on the 95 sold properties.

Professor Donald Epley

Director, Center for Real Estate Studies

Email: [depley@usouthal.edu](mailto:depley@usouthal.edu)

Phone: 251.460.6735

MLS Office: 251.928.1708

Report completed by: Shirley Harvey, MBA Student  
Mitchell College of Business