



Baldwin County Association of REALTORS®

908 Plantation Blvd., Fairhope, AL 36532

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

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

E-mail: Marthataylor@baldwinrealtors.org

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

North 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 (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.



Total Residential						Sold Dollar Volume	
Zone / Year / Qrt	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Total North Baldwin County Region - North of I-10							
2009 1	\$169,018	\$140,950	54	0	155	\$9,126,990	\$0
*Annual 2008	\$203,791	\$167,900	225	12	150	\$46,573,542	\$1,724,900
4	\$180,456	\$165,000	46	1	148	\$8,331,525	\$149,900
3	\$211,185	\$198,950	55	1	148	\$11,694,381	\$132,000
2	\$206,815	\$165,000	72	5	156	\$15,188,166	\$736,600
2008 1	\$207,605	\$152,900	51	5	148	\$10,919,470	\$706,400
*Annual 2007	\$215,698	\$185,500	258	16	115	\$56,938,119	\$2,163,266
4	\$219,746	\$169,500	51	11	125	\$12,134,400	\$1,489,866
3	\$209,963	\$182,850	69	5	106	\$14,863,880	\$673,400
2	\$229,171	\$201,000	89	0	114	\$20,396,217	\$0
2007 1	\$194,768	\$156,000	49	0	120	\$9,543,622	\$0
*Annual 2006	\$228,162	\$191,500	311	3	120	\$71,157,813	\$485,000
4	\$179,064	\$165,000	63	0	115	\$11,281,058	\$0
3	\$234,862	\$201,293	80	0	115	\$18,788,987	\$0
2	\$264,405	\$227,500	105	1	114	\$27,891,944	\$135,000
2006 1	\$208,397	\$175,000	63	2	143	\$13,195,824	\$350,000
Annual 2005	\$201,157	\$176,750	337	1	115	\$67,897,068	\$94,000
Bay Minette							
2009 1	\$99,897	\$98,500	18	0	155	\$1,798,140	\$0
*Annual 2008	\$122,938	\$116,000	90	0	162	\$11,064,438	\$0
4	\$96,019	\$94,950	20	0	154	\$1,920,375	\$0
3	\$112,967	\$110,600	19	0	157	\$2,146,381	\$0
2	\$134,026	\$122,500	24	0	182	\$3,216,612	\$0
2008 1	\$140,040	\$127,000	27	0	154	\$3,781,070	\$0
*Annual 2007	\$129,482	\$116,900	91	0	119	\$11,782,845	\$0
4	\$115,533	\$97,250	12	0	170	\$1,386,400	\$0
3	\$140,823	\$133,750	30	0	121	\$4,224,680	\$0
2	\$141,206	\$125,000	29	0	105	\$4,094,965	\$0
2007 1	\$110,235	\$90,200	20	0	97	\$2,204,700	\$0
*Annual 2006	\$138,194	\$124,700	116	1	106	\$15,895,524	\$135,000
4	\$117,476	\$119,900	31	0	120	\$3,641,750	\$0
3	\$126,281	\$120,000	27	0	102	\$3,409,574	\$0
2	\$173,426	\$139,000	39	1	96	\$6,628,600	\$135,000
2006 1	\$116,611	\$92,000	19	0	107	\$2,215,600	\$0
Annual 2005	\$113,420	\$96,950	120	1	115	\$13,516,353	\$94,000
Spanish Fort							
2009 1	\$230,405	\$204,450	28	0	154	\$6,451,350	\$0
*Annual 2008	\$266,125	\$248,700	120	11	144	\$33,269,444	\$1,592,900
4	\$262,820	\$251,450	21	1	141	\$5,632,150	\$149,900
3	\$272,853	\$297,000	34	0	140	\$9,277,000	\$0
2	\$255,883	\$249,000	42	5	149	\$11,289,894	\$736,600
2008 1	\$277,743	\$230,000	23	5	141	\$7,070,400	\$706,400

Total Residential						Sold Dollar Volume	
Zone / Year / Qrt	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Spanish Fort continued ...							
*Annual 2007	\$266,720	\$259,000	145	16	113	\$40,778,674	\$2,163,266
4	\$262,463	\$265,000	33	11	107	\$10,058,500	\$1,489,866
3	\$266,198	\$254,000	40	5	93	\$9,974,500	\$673,400
2	\$273,209	\$279,500	51	0	123	\$13,933,652	\$0
2007 1	\$262,001	\$251,250	26	0	132	\$6,812,022	\$0
*Annual 2006	\$292,553	\$260,000	175	2	130	\$50,846,714	\$350,000
4	\$250,292	\$212,500	25	0	109	\$6,257,308	\$0
3	\$300,000	\$283,450	50	0	118	\$15,000,013	\$0
2	\$330,069	\$310,500	57	0	132	\$18,813,944	\$0
2006 1	\$255,255	\$219,355	41	2	156	\$10,115,449	\$350,000
Annual 2005	\$260,813	\$225,000	185	0	115	\$48,250,415	\$0
N. Baldwin / Stockton							
2009 1	\$215,000	\$215,000	2	0	316	\$430,000	\$0
*Annual 2008	\$179,333	\$150,000	5	1	169	\$944,000	\$132,000
4	\$0	\$0	0	0	0	\$0	\$0
3	\$134,333	\$132,000	2	1	175	\$271,000	\$132,000
2	\$116,500	\$116,500	2	0	182	\$233,000	\$0
2008 1	\$0	\$0	0	0	0	\$0	\$0
*Annual 2007	\$178,389	\$166,500	9	0	91	\$1,605,500	\$0
4	\$200,500	\$190,000	3	0	84	\$601,500	\$0
3	\$118,500	\$118,500	2	0	52	\$237,000	\$0
2	\$207,333	\$170,000	3	0	73	\$622,000	\$0
2007 1	\$145,000	\$145,000	1	0	242	\$145,000	\$0
*Annual 2006	\$184,855	\$225,000	11	0	123	\$2,033,400	\$0
4	\$218,125	\$232,500	4	0	125	\$872,500	\$0
3	\$198,750	\$198,750	2	0	134	\$397,500	\$0
2	\$186,500	\$233,000	3	0	51	\$559,500	\$0
2006 1	\$101,950	\$101,950	2	0	212	\$203,900	\$0
Annual 2005	\$165,338	\$165,000	13	0	97	\$2,149,400	\$0
NE Baldwin / Hwy 112							
2009 1	\$32,333	\$25,000	3	0	49	\$97,000	\$0
*Annual 2008	\$64,500	\$64,500	2	0	114	\$129,000	\$0
4	\$64,500	\$64,500	2	0	114	\$129,000	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$0	\$0	0	0	0	\$0	\$0
2008 1	\$0	\$0	0	0	0	\$0	\$0
*Annual 2007	\$68,950	\$68,950	2	0	34	\$137,900	\$0
4	\$78,000	\$78,000	1	0	18	\$78,000	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$0	\$0	0	0	0	\$0	\$0
2007 1	\$59,900	\$59,900	1	0	50	\$59,900	\$0

Total Residential						Sold Dollar Volume	
Zone / Year / Qrt	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
NE Baldwin / Hwy 112 continued ...							
*Annual 2006	\$120,000	\$120,000	2	0	59	\$240,000	\$0
4	\$75,000	\$75,000	1	0	21	\$75,000	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$165,000	\$165,000	1	0	97	\$165,000	\$0
2006 1	\$0	\$0	0	0	0	\$0	\$0
Annual 2005	\$48,000	\$48,000	1	0	98	\$48,000	\$0
Stapleton							
2009 1	\$116,833	\$97,000	3	0	163	\$350,500	\$0
*Annual 2008	\$145,833	\$158,180	8	0	122	\$1,166,660	\$0
4	\$216,667	\$220,000	3	0	181	\$650,000	\$0
3	\$0	\$0	0	0	0	\$0	\$0
2	\$112,165	\$111,750	4	0	69	\$448,660	\$0
2008 1	\$68,000	\$68,000	1	0	161	\$68,000	\$0
*Annual 2007	\$275,291	\$245,000	11	0	129	\$3,028,200	\$0
4	\$202,500	\$202,500	2	0	190	\$405,000	\$0
3	\$213,850	\$213,850	2	0	193	\$427,700	\$0
2	\$329,120	\$229,900	5	0	81	\$1,645,600	\$0
2007 1	\$274,950	\$274,950	2	0	122	\$549,900	\$0
*Annual 2006	\$243,618	\$217,250	10	0	111	\$2,436,175	\$0
4	\$217,250	\$217,250	2	0	116	\$434,500	\$0
3	\$250,950	\$250,950	2	0	152	\$501,900	\$0
2	\$266,225	\$217,500	4	0	89	\$1,064,900	\$0
2006 1	\$217,438	\$217,438	2	0	109	\$434,875	\$0
Annual 2005	\$201,732	\$184,000	19	0	108	\$3,832,900	\$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

For further information, please contact:

Professor Donald Epley

Director of the Center for Real Estate Studies

Email: depley@usouthal.edu

Phone: 251.460.6735

MLS: 251.928.1708

This report completed by: Alex Ryder

University of South Alabama
Mitchell College of Business
Center for Real Estate Studies