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North 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

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North Baldwin County by Zone

Zone Year Quarter	4-Qtr Average Sale Price* %	4-Qtr Median Sale Price* %	Total Sold	Average Days on Market
North Baldwin County Region				
3	-16.47	-13.29	64	186
2	0.03	21.15	55	144
2009 1	-18.59	-7.82	54	155
Annual 2008	-5.52	-9.49	237	150
4	-17.88	-2.65	47	148
3	0.58	8.81	56	148
2	-9.76	-17.91	77	156
2008 1	6.59	-1.99	56	148
Annual 2007	-5.46	-3.13	274	115
4	22.72	2.73	62	125
3	-10.60	-9.16	74	106
2	-13.32	-11.65	89	114
2007 1	-6.54	-10.86	49	120
Annual 2006	13.42	8.35	314	115
NE Baldwin / Hwy 112				
3	100.00	100.00	1	106
2	-100.00	-100.00	0	0
2009 1	100.00	100.00	3	49
Annual 2008	-6.45	-6.45	2	114
4	-17.31	-17.31	2	114
3	0.00	0.00	0	0
2	0.00	0.00	0	0
2008 1	-100.00	-100.00	0	0
Annual 2007	-42.54	-42.54	2	34
4	4.00	4.00	1	18
3	0.00	0.00	0	0
2	-100.00	-100.00	0	0
2007 1	100.00	100.00	1	50
Annual 2006	150.00	150.00	2	59

Zone Year Quarter	4-Qtr Average Sale Price* %	4-Qtr Median Sale Price* %	Total Sold	Average Days on Market
Bay Minette				
3	-7.32	-32.19	21	181
2	-35.76	-32.24	13	183
2009 1	-28.67	-22.44	18	155
Annual 2008	-5.05	-0.77	90	162
4	-16.89	-2.37	20	154
3	-19.78	-17.31	19	157
2	-5.08	-2.00	24	182
2008 1	27.04	40.80	27	154
Annual 2007	-6.30	-6.26	91	119
4	-1.65	-18.89	12	170
3	11.52	11.46	30	121
2	-18.58	-10.07	29	105
2007 1	-5.47	-1.96	20	97
Annual 2006	21.84	28.62	117	106
Spanish Fort				
3	-17.76	-35.35	35	178
2	-0.66	-7.43	40	134
2009 1	-17.04	-11.11	28	154
Annual 2008	-0.22	-3.98	131	144
4	0.14	-5.11	22	141
3	2.50	16.93	34	140
2	-6.34	-10.91	47	149
2008 1	6.01	-8.46	28	141
Annual 2007	-8.83	-0.38	161	113
4	4.86	24.71	44	107
3	-11.27	-10.39	5	93
2	-17.23	-9.98	51	123
2007 1	2.64	14.54	26	132
Annual 2006	12.17	15.56	177	130

Zone Year Quarter	4-Qtr Average Sale Price* %	4-Qtr Median Sale Price* %	Total Sold	Average Days on Market
Stockton / N. Baldwin				
3	-40.82	-39.77	1	99
2	-60.73	-60.73	2	90
2009 1	100.00	100.00	2	316
Annual 2008	0.53	-9.91	6	169
4	-100.00	-100.00	0	0
3	13.36	11.39	3	175
2	-43.81	-31.47	2	182
2008 1	-100.00	-100.00	0	0
Annual 2007	-3.50	-26.00	9	91
4	-8.08	-18.28	3	84
3	-40.38	-40.38	2	52
2	11.17	-27.04	3	73
2007 1	42.23	42.23	1	242
Annual 2006	11.80	36.36	11	123
Stapleton				
3	100.00	100.00	5	288
2	-100.00	-100.00	0	0
2009 1	71.81	42.65	3	49
Annual 2008	-47.03	-35.44	8	122
4	7.00	8.64	3	181
3	-100.00	-100.00	0	0
2	-65.92	-51.39	4	69
2008 1	-75.27	-75.27	1	161
Annual 2007	13.00	12.77	11	129
4	-6.79	-6.79	2	190
3	-14.78	-14.78	2	193
2	23.62	5.70	5	81
2007 1	26.45	26.45	2	122
Annual 2006	20.76	18.07	10	111

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 Bay Minette median percent change between 2008 Q2 and 2009 Q2 equaled -32.24% change on the 18 sold properties.

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