



# Baldwin County Association of REALTORS®

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# North Baldwin County

## Residential Housing Report (2005 - Current)

**Quarterly and  
Annual Price  
Trends by Zone**  
Summer 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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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
<b>Total North Baldwin County Region - North of I-10</b>							
<b>2</b>	<b>\$206,887</b>	<b>\$199,900</b>	<b>55</b>	<b>0</b>	<b>144</b>	<b>\$11,378,809</b>	<b>\$0</b>
2009 1	\$169,018	\$140,950	54	0	155	\$9,126,990	\$0
<b>*Annual 2008</b>	<b>\$203,791</b>	<b>\$167,900</b>	<b>225</b>	<b>12</b>	<b>150</b>	<b>\$46,573,542</b>	<b>\$1,724,900</b>
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
<b>*Annual 2007</b>	<b>\$215,698</b>	<b>\$185,500</b>	<b>258</b>	<b>16</b>	<b>115</b>	<b>\$56,938,119</b>	<b>\$2,163,266</b>
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
<b>*Annual 2006</b>	<b>\$228,162</b>	<b>\$191,500</b>	<b>311</b>	<b>3</b>	<b>120</b>	<b>\$71,157,813</b>	<b>\$485,000</b>
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
<b>Annual 2005</b>	<b>\$201,157</b>	<b>\$176,750</b>	<b>337</b>	<b>1</b>	<b>115</b>	<b>\$67,897,068</b>	<b>\$94,000</b>
<b>Bay Minette</b>							
<b>2</b>	<b>\$86,100</b>	<b>\$83,000</b>	<b>13</b>	<b>0</b>	<b>183</b>	<b>\$1,119,300</b>	<b>\$0</b>
2009 1	\$99,897	\$98,500	18	0	155	\$1,798,140	\$0
<b>*Annual 2008</b>	<b>\$122,938</b>	<b>\$116,000</b>	<b>90</b>	<b>0</b>	<b>162</b>	<b>\$11,064,438</b>	<b>\$0</b>
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
<b>*Annual 2007</b>	<b>\$129,482</b>	<b>\$116,900</b>	<b>91</b>	<b>0</b>	<b>119</b>	<b>\$11,782,845</b>	<b>\$0</b>
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
<b>*Annual 2006</b>	<b>\$138,194</b>	<b>\$124,700</b>	<b>116</b>	<b>1</b>	<b>106</b>	<b>\$15,895,524</b>	<b>\$135,000</b>
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
<b>Annual 2005</b>	<b>\$113,420</b>	<b>\$96,950</b>	<b>120</b>	<b>1</b>	<b>115</b>	<b>\$13,516,353</b>	<b>\$94,000</b>
<b>Spanish Fort</b>							
<b>2</b>	<b>\$254,200</b>	<b>\$230,500</b>	<b>40</b>	<b>0</b>	<b>134</b>	<b>\$10,168,009</b>	<b>\$0</b>
2009 1	\$230,405	\$204,450	28	0	154	\$6,451,350	\$0
<b>*Annual 2008</b>	<b>\$266,125</b>	<b>\$248,700</b>	<b>120</b>	<b>11</b>	<b>144</b>	<b>\$33,269,444</b>	<b>\$1,592,900</b>
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
<b>Spanish Fort continued...</b>							
<b>*Annual 2007</b>	\$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
<b>*Annual 2006</b>	\$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
<b>Annual 2005</b>	\$260,813	\$225,000	185	0	115	\$48,250,415	\$0
<b>N. Baldwin / Stockton</b>							
<b>2</b>	<b>\$45,750</b>	<b>\$45,750</b>	<b>2</b>	<b>0</b>	<b>90</b>	<b>\$91,500</b>	<b>\$0</b>
<b>2009 1</b>	\$215,000	\$215,000	2	0	316	\$430,000	\$0
<b>*Annual 2008</b>	\$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
<b>*Annual 2007</b>	\$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
<b>*Annual 2006</b>	\$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
<b>Annual 2005</b>	\$165,338	\$165,000	13	0	97	\$2,149,400	\$0
<b>NE Baldwin / Hwy 112</b>							
<b>2</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>2009 1</b>	\$32,333	\$25,000	3	0	49	\$97,000	\$0
<b>*Annual 2008</b>	\$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
<b>*Annual 2007</b>	\$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
<b>NE Baldwin / Hwy 112 ... Continued</b>							
*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
<b>Stapleton</b>							
2	\$0	\$0	0	0	0	\$0	\$0
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

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