



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

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



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

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South Baldwin County by Zone

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on the Market
South Baldwin County Region				
*Annual 2008	1.12	7.62	968	181
4	30.19	43.27	268	124
3	-11.82	-16.38	243	194
2	-14.83	-15.73	276	201
2008 1	2.09	20.48	172	208
*Annual 2007	-24.96	-30.85	914	208
4	-32.04	-17.88	162	214
3	-13.32	-18.2	245	188
2	-19.13	-23.44	252	197
2007 1	-36.62	-48.13	255	232
Annual 2006	9.71	17.53	918	323

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on the Market
Ono Island				
*Annual 2008	-7.25	-7.72	28	250
4	6.63	13.93	6	153
3	10.83	15.41	11	313
2	2.49	-2.60	7	185
2008 1	-34.50	-11.24	3	418
*Annual 2007	-33.71	-33.66	33	154
4	-39.47	-62.37	7	161
3	-26.07	9.71	10	183
2	-45.25	-61.50	7	108
2007 1	-9.35	-11.72	8	165
Annual 2006	11.34	6.06	26	200

Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on the Market
Perido Key				
*Annual 2008	-0.98	-28.04	36	284
4	-62.25	-55.52	2	231
3	-35.79	-42.16	12	323
2	84.16	42.76	14	286
2008 1	35.78	10.40	8	234
*Annual 2007	-14.06	-19.35	17	175
4	-25.45	-36.73	2	194
3	1.71	-6.55	19	246
2	-42.26	-51.50	13	146
2007 1	-22.07	-12.98	10	60
Annual 2006	-6.91	12.00	117	781

Orange Beach				
Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on the Market
*Annual 2008	2.77	2.81	432	149
4	54.00	67.31	171	67
3	-8.79	-13.33	91	195
2	-22.00	-10.80	98	119
2008 1	-28.80	-26.63	68	201
*Annual 2007	-17.45	-15.24	362	194
4	-45.54	-21.76	76	250
3	-6.42	-14.29	242	169
2	-7.19	0.02	204	185
2007 1	-9.35	-11.72	103	182
Annual 2006	11.34	6.06	546	213

Gulf Shores-South / Inter. Coastal Waterway				
Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on the Market
*Annual 2008	-0.86	10.67	369	203
4	-16.32	-17.14	69	229
3	-6.05	-4.23	100	171
2	-14.47	0.00	118	201
2008 1	19.16	30.00	79	211
*Annual 2007	-34.94	-47.55	394	201
4	-28.82	-15.35	56	176
3	-26.67	-38.28	126	205
2	-21.58	-42.02	180	222
2007 1	-30.72	-43.30	333	151
Annual 2006	13.58	27.68	843	195

Fort Morgan				
Zone Year Quarter	Average Sale Price %	Median Sale Price %	Total Sold	Average Days on the Market
*Annual 2008	-14.67	-31.28	103	183
4	-5.12	-4.20	21	228
3	-11.93	-32.06	29	171
2	-19.43	-51.81	38	178
2008 1	-13.81	-49.53	14	164
*Annual 2007	-15.62	-4.48	57	192
4	-13.36	-8.46	10	172
3	-12.16	-12.50	27	244
2	-25.65	-12.17	36	198
2007 1	-27.89	-18.00	21	115
Annual 2006	0.58	-0.28	104	215

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;
This report completed by Robert Heaton - Center for Real Estate Studies
University of South Alabama
Mitchell College of Business

For further information, please contact:

Professor Donald Epley
Director, Center for Real Estate Studies
Email: depley@usouthal.edu
Phone: 251.460.6735
MLS Office: 251.928.1708