



South Baldwin County

Residential Housing Report 2005 - Current

**Quarterly and
Annual Price
Trends 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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Total Residential						Sold Dollar Volume	
Zone Year Quarter	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Total South Baldwin County Region - S of Intracoastal Waterway (ICW)							
*Annual 2008	\$411,708	\$349,750	194	774	181	\$84,413,752	\$314,119,705
4	\$500,575	\$500,000	39	230	124	\$13,287,400	\$121,367,171
3	\$408,300	\$342,000	53	190	194	\$28,495,601	\$70,721,280
2	\$360,938	\$300,000	65	211	201	\$26,750,090	\$72,868,930
2008 1	\$358,774	\$300,000	38	134	208	\$16,006,561	\$45,702,601
*Annual 2007	\$407,159	\$325,000	191	723	208	\$88,376,040	\$283,767,498
4	\$384,492	\$349,000	37	125	214	\$12,786,500	\$49,501,150
3	\$463,050	\$409,000	60	185	188	\$29,875,035	\$83,572,270
2	\$423,796	\$356,000	61	191	197	\$27,834,880	\$78,961,705
2007 1	\$351,420	\$249,000	33	222	232	\$17,879,625	\$71,732,373
*Annual 2006	\$542,583	\$470,000	190	728	323	\$103,343,125	\$394,747,793
4	\$565,730	\$425,000	37	155	263	\$22,407,975	\$86,212,155
3	\$534,191	\$500,000	41	275	403	\$23,418,375	\$145,386,053
2	\$524,072	\$465,000	58	161	261	\$28,617,900	\$86,152,768
2006 1	\$554,422	\$480,000	54	137	324	\$28,898,875	\$76,995,817
Annual 2005	\$494,575	\$399,900	461	1,267	219	\$243,211,193	\$611,414,855

Ono Island							
*Annual 2008	\$720,711	\$627,500	28	0	250	\$20,179,900	\$0
4	\$626,083	\$398,750	6	0	153	\$3,756,500	\$0
3	\$931,455	\$880,000	11	0	313	\$10,246,000	\$0
2	\$548,557	\$375,000	7	0	185	\$3,839,900	\$0
2008 1	\$700,000	\$750,000	3	0	418	\$2,100,000	\$0
*Annual 2007	\$777,076	\$680,000	33	0	154	\$25,643,500	\$0
4	\$587,143	\$350,000	7	0	161	\$4,110,000	\$0
3	\$840,400	\$762,500	10	0	183	\$8,404,000	\$0
2	\$535,214	\$385,000	7	0	108	\$3,746,500	\$0
2007 1	\$1,068,750	\$845,000	8	0	165	\$8,550,000	\$0
*Annual 2006	\$1,172,307	\$1,025,000	26	0	200	\$30,479,975	\$0
4	\$970,000	\$930,000	6	0	268	\$5,820,000	\$0
3	\$1,136,729	\$695,000	6	0	182	\$6,820,375	\$0
2	\$977,500	\$1,000,000	7	0	197	\$6,842,500	\$0
2006 1	\$1,571,014	\$1,200,000	7	0	160	\$10,997,100	\$0
Annual 2005	\$1,114,160	\$1,047,500	52	0	118	\$57,936,300	\$0

Total Residential						Sold Dollar Volume	
Zone Year Quarter	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Orange Beach							
*Annual 2008	\$485,909	\$457,500	59	373	149	\$18,353,012	\$191,559,535
4	\$616,898	\$697,500	14	157	67	\$4,620,000	\$100,869,560
3	\$439,037	\$390,000	8	83	195	\$2,343,301	\$37,609,052
2	\$379,719	\$388,000	21	77	199	\$6,057,625	\$31,154,800
2008 1	\$375,698	\$365,000	16	52	201	\$5,332,086	\$20,215,400
*Annual 2007	\$472,810	\$445,000	73	289	194	\$28,625,185	\$154,352,200
4	\$400,573	\$416,875	17	59	250	\$4,402,000	\$27,643,800
3	\$481,355	\$450,000	129	113	169	\$8,271,935	\$53,822,900
2	\$486,815	\$435,000	117	87	185	\$12,253,100	\$44,704,300
2007 1	\$527,675	\$497,500	56	47	182	\$3,376,400	\$26,173,400
*Annual 2006	\$572,774	\$525,000	307	239	213	\$26,961,300	\$148,880,370
4	\$735,530	\$532,800	69	58	198	\$5,563,000	\$45,188,600
3	\$514,352	\$525,000	80	68	241	\$3,476,000	\$37,672,150
2	\$524,536	\$434,900	77	53	191	\$9,253,000	\$31,136,300
2006 1	\$582,091	\$563,575	66	47	190	\$8,285,800	\$30,132,220
Annual 2005	\$514,435	\$495,000	768	572	256	\$70,620,883	\$324,465,394

Gulf Shores - South / Inter.Coastal Waterway							
*Annual 2008	\$298,146	\$249,000	78	291	203	\$29,843,965	\$80,173,190
4	\$264,505	\$249,000	13	56	229	\$2,740,900	\$15,509,961
3	\$320,913	\$249,000	25	75	171	\$9,833,800	\$22,257,478
2	\$297,884	\$249,000	26	92	201	\$11,149,065	\$24,001,250
2008 1	\$293,742	\$240,500	15	64	211	\$6,246,100	\$16,959,501
*Annual 2007	\$300,725	\$225,000	68	326	201	\$25,712,355	\$96,682,698
4	\$316,103	\$300,500	11	45	176	\$3,099,500	\$15,234,500
3	\$341,579	\$260,000	77	49	205	\$9,229,100	\$17,072,470
2	\$348,283	\$249,000	98	82	222	\$9,322,530	\$24,809,155
2007 1	\$246,502	\$185,000	173	160	151	\$4,061,225	\$38,583,573
*Annual 2006	\$462,249	\$429,000	458	385	195	\$34,206,350	\$177,503,801
4	\$444,084	\$355,000	93	76	195	\$9,032,475	\$32,267,305
3	\$465,792	\$421,250	104	88	199	\$9,229,000	\$39,213,330
2	\$444,134	\$429,495	70	52	159	\$8,638,900	\$22,450,464
2006 1	\$355,801	\$326,250	70	47	182	\$7,953,975	\$16,952,129
Annual 2005	\$406,965	\$336,000	573	407	123	\$83,009,690	\$150,181,466

Total Residential						Sold Dollar Volume	
Zone Year Quarter	Avg Sale Price	Median Sale Price	Residential Sold	Condos Sold	Avg Days on Market	Total Sold Residential	Total Sold Condo
Fort Morgan							
*Annual 2008	\$322,892	\$235,000	24	79	183	\$14,290,875	\$18,966,980
4	\$307,269	\$285,000	6	15	228	\$2,170,000	\$4,282,650
3	\$358,009	\$214,000	9	20	171	\$6,072,500	\$4,309,750
2	\$314,155	\$200,000	7	31	178	\$4,420,000	\$7,517,880
2008 1	\$298,648	\$170,075	2	12	164	\$1,628,375	\$2,552,700
*Annual 2007	\$378,425	\$341,950	15	42	192	\$7,033,000	\$14,915,650
4	\$323,840	\$297,500	2	8	172	\$1,175,000	\$2,063,400
3	\$406,500	\$315,000	16	11	244	\$2,780,000	\$3,724,000
2	\$389,917	\$415,000	21	15	198	\$2,019,000	\$6,169,250
2007 1	\$346,500	\$337,000	12	9	115	\$1,199,000	\$2,959,000
*Annual 2006	\$448,491	\$358,000	61	43	215	\$8,999,500	\$18,358,450
4	\$373,792	\$325,000	18	15	249	\$1,992,500	\$4,735,750
3	\$462,753	\$360,000	15	11	202	\$2,728,000	\$4,213,300
2	\$524,458	\$472,500	12	6	177	\$2,617,000	\$3,676,500
2006 1	\$480,493	\$411,000	15	10	215	\$1,662,000	\$5,545,400
Annual 2005	\$445,897	\$359,000	233	187	160	\$30,761,320	\$73,132,775
Perido Key							
*Annual 2008	\$699,056	\$487,500	5	31	284	\$1,746,000	\$23,420,000
4	\$352,500	\$352,500	0	2	231	\$0	\$705,000
3	\$545,471	\$481,500	0	12	323	\$0	\$6,545,000
2	\$802,929	\$542,500	3	11	286	\$1,046,000	\$10,195,000
2008 1	\$834,375	\$690,000	2	6	234	\$700,000	\$5,975,000
*Annual 2007	\$705,942	\$677,500	2	15	175	\$1,362,000	\$16,992,500
4	\$933,750	\$792,500	0	2	194	\$0	\$3,735,000
3	\$849,500	\$832,500	10	9	246	\$1,190,000	\$7,305,000
2	\$436,000	\$380,000	7	6	146	\$172,000	\$2,880,000
2007 1	\$614,500	\$625,000	5	5	60	\$0	\$3,072,500
*Annual 2006	\$821,404	\$840,000	61	56	781	\$2,696,000	\$50,105,672
4	\$1,252,500	\$1,252,500	2	2	336	\$0	\$2,505,000
3	\$835,185	\$881,250	20	18	630	\$1,007,500	\$15,696,200
2	\$755,051	\$783,452	8	5	245	\$1,688,500	\$4,351,904
2006 1	\$788,552	\$718,250	30	30	1,057	\$0	\$23,656,568

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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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