



# Baldwin County Association of REALTORS®

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



University of South Alabama  
Mitchell College of Business  
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# South Baldwin County by Zone

Zone Year Quarter	4-Qtr Average Sale Price* %	4-Qtr Median Sale Price* %	Total Sold	Average Days on the Market
<b>South Baldwin County Region</b>				
<b>3</b>	<b>-22.00</b>	<b>-21.05</b>	<b>375</b>	<b>203</b>
<b>2</b>	<b>-14.41</b>	<b>-8.33</b>	<b>395</b>	<b>200</b>
<b>2009 1</b>	<b>-11.10</b>	<b>-12.50</b>	<b>200</b>	<b>192</b>
<b>Annual 2008</b>	<b>1.12</b>	<b>7.62</b>	<b>968</b>	<b>181</b>
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
<b>Annual 2007</b>	<b>-24.96</b>	<b>-30.85</b>	<b>914</b>	<b>208</b>
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
<b>Annual 2006</b>	<b>9.71</b>	<b>17.53</b>	<b>918</b>	<b>323</b>

Zone Year Quarter	4-Qtr Average Sale Price* %	4-Qtr Median Sale Price* %	Total Sold	Average Days on the Market
<b>Ono Island</b>				
<b>3</b>	<b>-27.99</b>	<b>-34.38</b>	<b>10</b>	<b>395</b>
<b>2</b>	<b>24.77</b>	<b>41.33</b>	<b>15</b>	<b>324</b>
<b>2009 1</b>	<b>18.57</b>	<b>10.67</b>	<b>2</b>	<b>99</b>
<b>Annual 2008</b>	<b>-7.25</b>	<b>-7.72</b>	<b>28</b>	<b>250</b>
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
<b>Annual 2007</b>	<b>-33.71</b>	<b>-33.66</b>	<b>33</b>	<b>154</b>
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
<b>Annual 2006</b>	<b>11.34</b>	<b>6.06</b>	<b>26</b>	<b>200</b>

Zone Year Quarter	4-Qtr Average Sale Price* %	4-Qtr Median Sale Price* %	Total Sold	Average Days on the Market
<b>Perido Key</b>				
<b>3</b>	<b>-29.90</b>	<b>-41.85</b>	<b>21</b>	<b>194</b>
<b>2</b>	<b>-52.75</b>	<b>-31.89</b>	<b>10</b>	<b>211</b>
<b>2009 1</b>	<b>-55.08</b>	<b>-57.61</b>	<b>8</b>	<b>158</b>
<b>Annual 2008</b>	<b>-0.98</b>	<b>-28.04</b>	<b>36</b>	<b>284</b>
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
<b>Annual 2007</b>	<b>-14.06</b>	<b>-19.35</b>	<b>17</b>	<b>175</b>
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
<b>Annual 2006</b>	<b>-6.91</b>	<b>12.00</b>	<b>117</b>	<b>781</b>

<b>Orange Beach</b>				
<b>3</b>	<b>-15.90</b>	<b>-12.05</b>	<b>139</b>	<b>202</b>
<b>2</b>	<b>-6.65</b>	<b>-13.66</b>	<b>149</b>	<b>201</b>
<b>2009 1</b>	<b>-1.49</b>	<b>-5.48</b>	<b>92</b>	<b>223</b>
<b>Annual 2008</b>	<b>2.77</b>	<b>2.81</b>	<b>432</b>	<b>149</b>
4	<b>54.00</b>	<b>67.31</b>	<b>171</b>	<b>67</b>
3	-8.79	-13.33	91	195
2	-22.00	-10.80	98	119
2008 1	-28.80	-26.63	68	201
<b>Annual 2007</b>	<b>-17.45</b>	<b>-15.24</b>	<b>362</b>	<b>194</b>
4	-45.54	-21.76	76	250
3	-6.42	-14.29	242	169
2	-7.19	0.02	204	185

<b>Gulf Shores-South / Inter. Coastal Waterway</b>				
<b>3</b>	<b>-17.27</b>	<b>-4.42</b>	<b>138</b>	<b>211</b>
<b>2</b>	<b>-17.85</b>	<b>-9.44</b>	<b>191</b>	<b>172</b>
<b>2009 1</b>	<b>-18.65</b>	<b>-11.04</b>	<b>82</b>	<b>150</b>
<b>Annual 2008</b>	<b>-0.86</b>	<b>10.67</b>	<b>369</b>	<b>203</b>
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
<b>Annual 2007</b>	<b>-34.94</b>	<b>-47.55</b>	<b>394</b>	<b>201</b>
4	-28.82	-15.35	56	176
3	-26.67	-38.28	126	205
2	-21.58	-42.02	180	222

<b>Fort Morgan</b>				
<b>3</b>	<b>-22.46</b>	<b>-1.87</b>	<b>32</b>	<b>143</b>
<b>2</b>	<b>-10.87</b>	<b>23.50</b>	<b>30</b>	<b>304</b>
<b>2009 1</b>	<b>14.92</b>	<b>71.97</b>	<b>16</b>	<b>251</b>
<b>Annual 2008</b>	<b>-14.67</b>	<b>-31.28</b>	<b>103</b>	<b>183</b>
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
<b>Annual 2007</b>	<b>-15.62</b>	<b>-4.48</b>	<b>57</b>	<b>192</b>
4	-13.36	-8.46	10	172
3	-12.16	-12.50	27	244
2	-25.65	-12.17	36	198

## South Baldwin County by Zone

Zone Year Quarter	4-Qtr Average Sale Price* %	4-Qtr Median Sale Price* %	Total Sold	Average Days on the Market	Zone Year Quarter	4-Qtr Average Sale Price* %	4-Qtr Median Sale Price* %	Total Sold	Average Days on the Market	Zone Year Quarter	4-Qtr Average Sale Price* %	4-Qtr Median Sale Price* %	Total Sold	Average Days on the Market
<b>Orange Beach Cont...</b>					<b>Gulf Shores-South / Inter. Coastal Waterway Cont..</b>					<b>Fort Morgan cont...</b>				
2007 1	-9.35	-11.72	103	182	2007 1	-30.72	-43.30	333	151	2007 1	-27.89	-18.00	21	115
Annual 2006	11.34	6.06	546	213	Annual 2006	13.58	27.68	843	195	Annual 2006	0.58	-0.28	104	215

**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 Ono Island median percent change between 2008 Q2 and 2009 Q2 equaled 41.33% change on the 15 sold properties.

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