



Mobile Single-Family Real Estate

Center for Real Estate Studies
Mobile Area Multi-List

Month of April, 2009 **Average Sales Price and Number of Sales Increase**

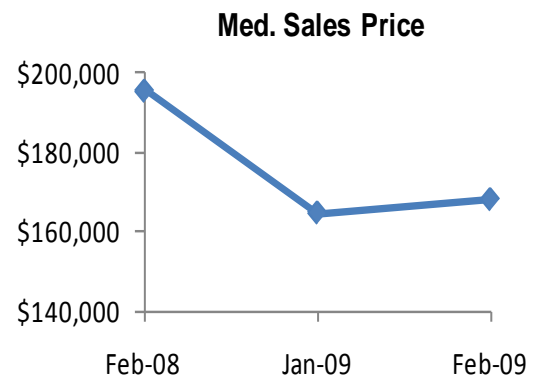
The number of sales increased between March and April from 288 to 298 while the average sale price increased from \$141,446 to \$144,396. The average days on the market declined to 85. The highest volume of sales remains in the 0-\$99,000 bracket with 101. The volume of sales in all price ranges from \$100,000-\$300,000 increased. Further, the median sale price increased by \$1,500 to \$124,500. The Mobile market showed signs of improvement even through almost all categories are performing at levels lower than April, 2008.

Revised numbers for the U.S. have not been published. Between January and February, the U.S. market showed signs of increase. The average sale price rose by 8.9% to \$209,700, sales increased 8.9 percent to 280,000, median sale price rose by .4 percent to \$165,400, and the supply of inventory remained constant at 9.7 months.

The highest volume of sales remains in the \$99,000 and under price range followed by the \$100,000 to \$149,999 bracket. Only four properties sold over \$.5 million which is higher than the previous month and lower than the seven properties that sold in March, 2008. Properties priced at \$150,000 and under are 65.4 percent of the current single-family market. Properties priced under \$200,000 make up 82.5 percent of all sales.

United States Existing Home Prices for All Housing Types

Time	Sales	Avg. Sales Price	Med. Sales Price	Inventory Mo. Supply
Feb-08	312,000	\$242,000	\$195,800	9.7
Jan-09	257,000	\$206,700	\$164,800	9.7
Feb-09	280,000	\$235,000	\$168,200	9.7
Vs. Last Month (%)	8.9	13.7	2.1	0.0
Vs. Last Year (%)	-10.3	-2.9	-14.1	0.0



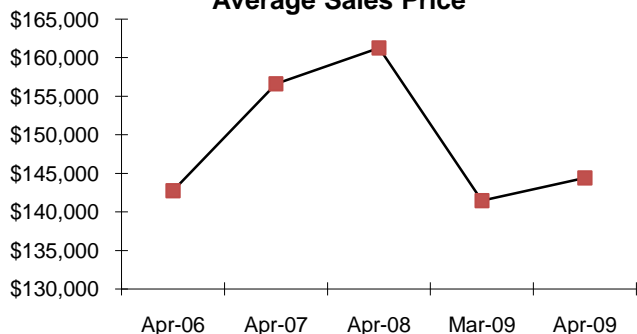
Data Sources: All data taken from the Mobile Area Association of Realtors, Jeff Newman, 479.8654; and the National Association of Realtors, www.realtor.com.

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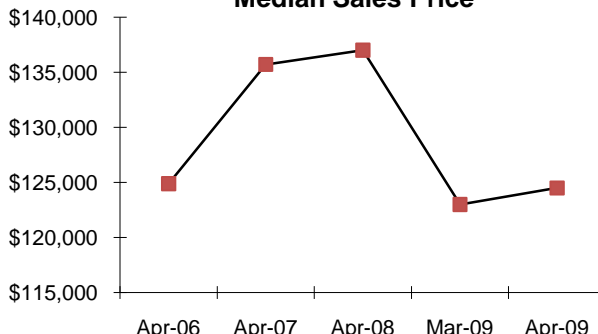
April 2009 Mobile County Single-Family Residential Report

Average Sales Price



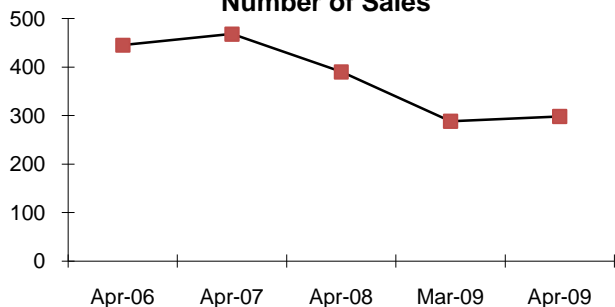
Month	Ave. Sales \$	vs. Last Year (%)	vs. Last Month (%)
Apr-06	\$142,753		
Apr-07	\$156,621	9.71	
Apr-08	\$161,277	2.97	
Mar-09	\$141,446		2.09
Apr-09	\$144,396		
Annual 07	\$158,885		
Annual 08	\$153,089	-3.65	

Median Sales Price



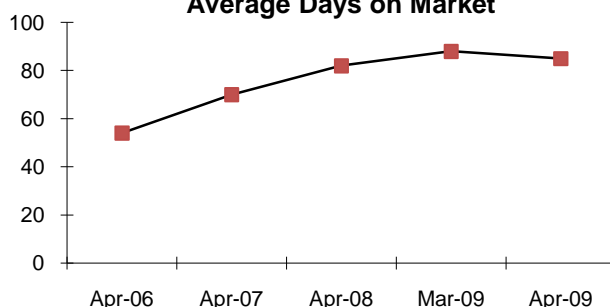
Month	Med. Sales \$	vs. Last Year (%)	vs. Last Month (%)
Apr-06	\$124,900		
Apr-07	\$135,702	8.65	
Apr-08	\$137,000	0.96	
Mar-09	\$123,000		1.22
Apr-09	\$124,500		
Annual 07	\$135,702		
Annual 08	\$133,850	-1.36	

Number of Sales



Month	# Sales	vs. Last Year (%)	vs. Last Month (%)
Apr-06	445		
Apr-07	468	5.17	
Apr-08	390	-16.67	
Mar-09	288		3.47
Apr-09	298		
Annual 07	5097		
Annual 08	4106	-19.44	

Average Days on Market



Month	Ave. Days on Mkt	vs. Last Year (%)	vs. Last Month (%)
Apr-06	54		
Apr-07	70	29.63	
Apr-08	82	17.14	
Mar-09	88		-3.41
Apr-09	85		
Annual 07	66		
Annual 08	85	28.79	

Price Range of Sales

Month	0-\$99,999	\$100,000-\$149,999	\$150,000-\$199,999	\$200,000-\$299,999	\$300,000-\$499,999	Over \$500K
Apr-06	135	168	69	46	22	4
Apr-07	116	167	93	63	23	7
Apr-08	101	124	76	55	27	7
Mar-09	101	81	54	32	17	1
Apr-09	101	94	51	33	15	4
Ann. 07	1389	1605	1006	742	271	89
Ann. 08	1248	1234	764	588	204	71

