



Mobile Single-Family Real Estate Center for Real Estate Studies Mobile Area Multi-List

Month of March, 2009 **Sales Increased and Average Prices Remained Almost Level**

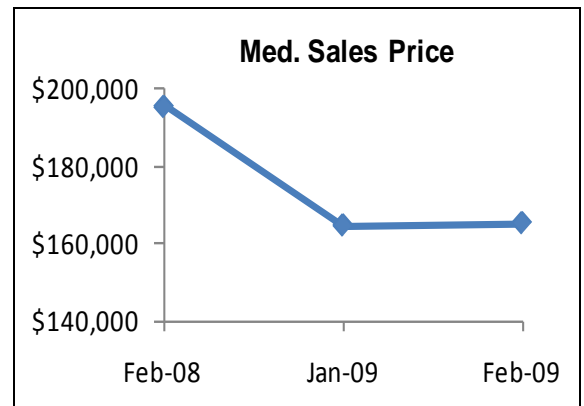
The number of sales increased between February and March from 235 to 287 while the average sale price declined by \$211 to \$139,697.. The average days on the market remained constant at 90. The number of sales in all price ranges under \$.5 million showed increases. Even though the median sale price declined by \$2,000 to \$123,000, the Mobile market showed signs of leveling. All categories are performing at levels lower than March, 2008.

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 one property sold over \$.5 million which is lower than the previous month and March, 2008. Properties priced at \$150,000 and under are 64.4 percent of the current single-family market. Properties priced under \$200,000 make up 82.2 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	\$209,700	\$165,400	9.7
Vs. Last Month (%)	8.9	1.5	0.4	0.0
Vs. Last Year (%)	-10.3	-13.4	-15.5	0.0



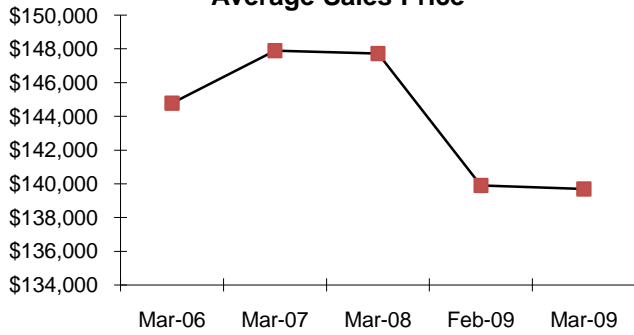
Data Sources: All data taken from the Mobile Area Association of Realtors, Jeff Newman, 479.8654; and the National Association of Realtors, www.realtor.com.

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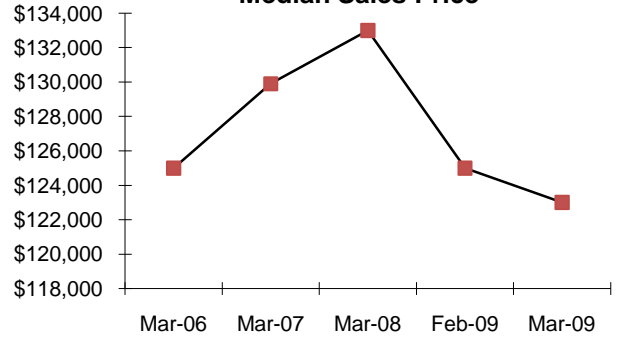
March 2009 Mobile County Single-Family Residential Report

Average Sales Price



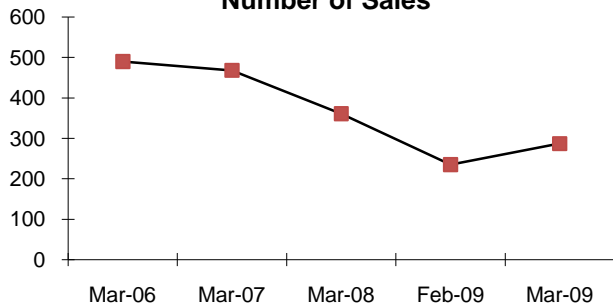
Month	Ave. Sales \$	vs. Last Year (%)	vs. Last Month (%)
Mar-06	\$144,788		
Mar-07	\$147,901	2.15	
Mar-08	\$147,732	-0.11	
Feb-09	\$139,908		-0.15
Mar-09	\$139,697		
Annual 07	\$158,885		
Annual 08	\$153,089	-3.65	

Median Sales Price



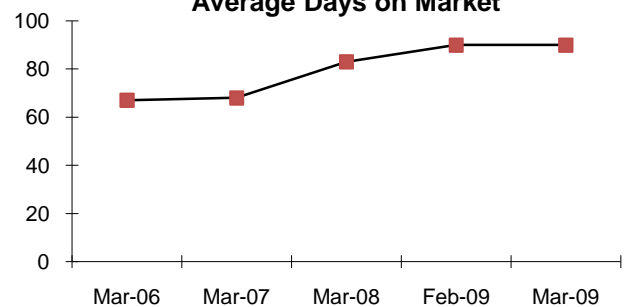
Month	Med. Sales \$	vs. Last Year (%)	vs. Last Month (%)
Mar-06	\$125,000		
Mar-07	\$129,900	3.92	
Mar-08	\$133,000	2.39	
Feb-09	\$125,000		-1.60
Mar-09	\$123,000		
Annual 07	\$135,702		
Annual 08	\$133,850	-1.36	

Number of Sales



Month	# Sales	vs. Last Year (%)	vs. Last Month (%)
Mar-06	490		
Mar-07	468	-4.49	
Mar-08	361	-22.86	
Feb-09	235		22.13
Mar-09	287		
Annual 07	5097		
Annual 08	4106	-19.44	

Average Days on Market



Month	Ave. Days on Mkt	vs. Last Year (%)	vs. Last Month (%)
Mar-06	67		
Mar-07	68	1.49	
Mar-08	83	22.06	
Feb-09	90		0.00
Mar-09	90		
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
Mar-06	161	174	77	51	20	7
Mar-07	145	163	67	66	21	5
Mar-08	117	103	69	46	22	4
Feb-09	87	64	43	33	6	2
Mar-09	101	81	54	32	17	1
Ann. 07	1389	1605	1006	742	271	89
Ann. 08	1248	1234	764	588	204	71

