



# Mobile Single-Family Real Estate

Center for Real Estate Studies  
Mobile Area Multi-List

## Month of May, 2009      **Average Sales Price and Median Price Show Significant Increases**

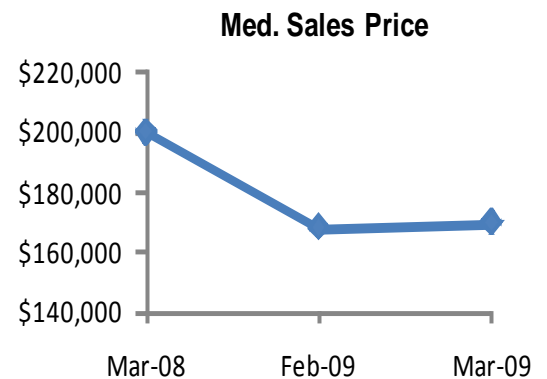
The number of sales increased between March and April from 298 to 303 while the average sale price increased from \$144,396 to \$150,824. The average days on the market increased by 4 to 89. The highest volume of sales remains in the 0-\$99,000 bracket with 85. The volume of sales in the \$200,000-\$300,000 range showed the largest gain of 17 rising from 33 to 50. Further, the median sale price increased by \$9,500 to \$134,000. The Mobile market showed signs of improvement even through almost all categories are performing at levels lower than April, 2008.

The highest volume of sales was in the \$100,000-\$149,000 price range followed by the \$99,999 and under bracket. Only four properties over \$.5 million sold which is the same volume as April. Properties priced at \$150,000 and under are 59.8 percent of the current single-family market. Properties priced under \$200,000 make up 77.8 percent of all sales.

The U.S. average sales price increased from \$210,500 to \$211,300, the median increased also from \$168,200 to \$169,900, and the number of sales increased 27.5 percent. Further, the available inventory declined slightly to 9.6 months. Although these numbers show improvements from February to March, they are still below the levels for March, 2008.

### United States Existing Home Prices for All Housing Types

Time	Sales	Avg. Sales Price	Med. Sales Price	Inventory Mo. Supply
Mar-08	375,000	\$247,200	\$200,100	10
Feb-09	280,000	\$210,300	\$168,200	9.7
Mar-09	357,000	\$211,300	\$169,900	9.6
Vs. Last Month (%)	27.5	0.48	1.0	0.0
Vs. Last Year (%)	-4.8	-14.5	-15.1	-3.0



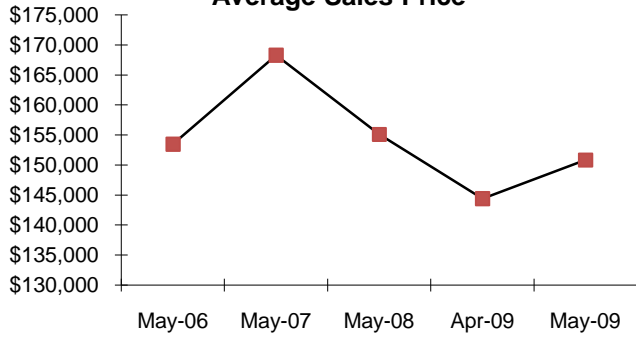
**Data Sources:** All data taken from the Mobile Area Association of Realtors, Jeff Newman, 479.8654; and the National Association of Realtors, [www.realtor.com](http://www.realtor.com).

**For additional information, contact:** Dr. Don Epley, Director, Center for Real Estate Studies, University of South Alabama  
Office: 251.460.6735, E-mail: [depley@usouthal.edu](mailto:depley@usouthal.edu)

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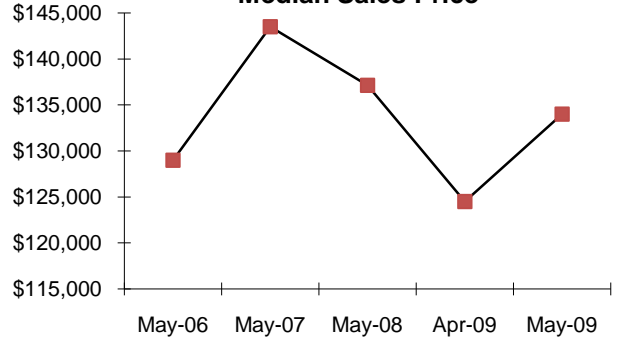
# May 2009 Mobile County Single-Family Residential Report

### Average Sales Price



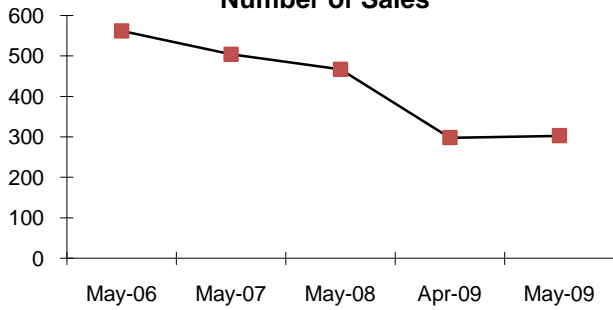
Month	Avg. Sales \$	vs. Last Year (%)	vs. Last Month (%)
May-06	\$153,446		
May-07	\$168,289	9.67	
May-08	\$155,090	-7.84	
Apr-09	\$144,396		4.45
May-09	\$150,824		
<b>Annual 07</b>	<b>\$158,885</b>		
<b>Annual 08</b>	<b>\$153,089</b>	-3.65	

### Median Sales Price



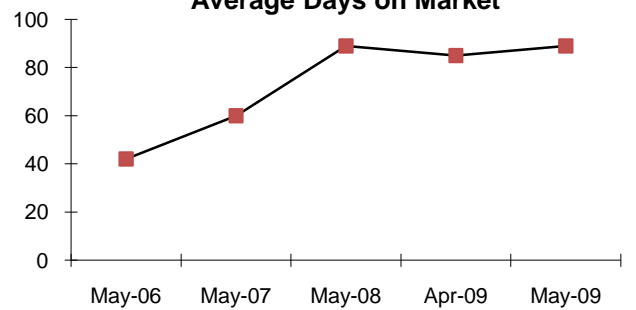
Month	Med. Sales \$	vs. Last Year (%)	vs. Last Month (%)
May-06	\$129,000		
May-07	\$143,500	11.24	
May-08	\$137,140	-4.43	
Apr-09	\$124,500		7.63
May-09	\$134,000		
<b>Annual 07</b>	<b>\$135,702</b>		
<b>Annual 08</b>	<b>\$133,850</b>	-1.36	

### Number of Sales



Month	# Sales	vs. Last Year (%)	vs. Last Month (%)
May-06	562		
May-07	504	-10.32	
May-08	467	-7.34	
Apr-09	298		1.68
May-09	303		
<b>Annual 07</b>	<b>5097</b>		
<b>Annual 08</b>	<b>4106</b>	-19.44	

### Average Days on Market



Month	Ave. Days on Mkt	vs. Last Year (%)	vs. Last Month (%)
May-06	42		
May-07	60	42.86	
May-08	89	48.33	
Apr-09	85		4.71
May-09	89		
<b>Annual 07</b>	<b>66</b>		
<b>Annual 08</b>	<b>85</b>	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
May-06	n/a	n/a	n/a	n/a	n/a	n/a
May-07	n/a	n/a	n/a	n/a	n/a	n/a
May-08	110	108	74	57	14	7
Apr-09	101	94	51	33	15	4
May-09	85	92	53	50	12	4
<b>Ann. 07</b>	<b>1389</b>	<b>1605</b>	<b>1006</b>	<b>742</b>	<b>271</b>	<b>89</b>
<b>Ann. 08</b>	<b>1248</b>	<b>1234</b>	<b>764</b>	<b>588</b>	<b>204</b>	<b>71</b>

