

MOBILE MARKET WATCH



*Mitchell College of Business
Center for Real Estate Studies*



Mobile County Residential Real Estate Markets

Four-Quarter Appreciation Rates by Zone for Residential Property

Winter, 2007

Notice to All Users of the Mobile Zone Residential Trend Data

On January 1, 2008, the geographic definitions for a number of zones were changed by the Multi-List Service. A decision was made to report data for the new zones beginning with this date. No attempt was made to make the new zones compatible with the old definitions. Readers interested in the old zones and information can find those reports in the **Archives** section. Please contact us with further questions at depley@usouthal.edu.

“Data you can use.”

“Education you can use.”

This report covers summary data from the Mobile Area Multi-List. The numbers cover all sold properties represented by real estate agents for the time periods shown.

The Mobile Area Multi-List

and

Mitchell College of Business Center for Real Estate Studies.

This report is available at <http://cres.southalabama.edu/>

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Market	Mobile MSA (City+County) Residential Housing Market 2006-current				
Watch	Four-Quarter Price Appreciation (%) by Zone				
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	Mobile MSA by Zone				
	<i>zone</i>	Avg. Sale	Median Sale	Avg Days	Number
	year quarter	Price	Price	on Market	Sold
		%	%	days	number
	Mobile Metro Area				
	3	-3.08	-1.99	64	1,351
	2	3.70	11.90	65	2,623
	2007 1	4.10	4.10	66	1,149
	Annual 2006	9.20	11.42	55	5,483
	<i>01-Downtown</i>				
	3	-13.97	9.76	92	11
	2	-0.66	15.70	70	13
	2007 1	65.71	12.72	112	4
	Annual 2006	21.07	43.52	97	39
	<i>03-MidTown Northeast</i>				
	3	-4.39	1.88	80	81
	2	1.25	-0.20	48	97
	2007 1	-7.68	-4.26	81	58
	Annual 2006	25.41	21.55	62	317
	<i>04-MidTown South</i>				
	3	-11.13	-0.14	64	69
	2	15.92	8.22	55	63
	2007 1	12.16	25.00	64	63
	Annual 2006	16.21	14.48	79	265
	<i>07-Mid Town Northwest</i>				
	3	19.62	2.74	53	27
	2	16.48	22.81	54	32
	2007 1	-4.37	-6.44	36	27
	Annual 2006	-4.33	1.62	60	151
	<i>09- MidCentral</i>				
	3	-31.17	-59.35	62	20
	2	-18.22	-19.36	59	16
	2007 1	34.28	46.39	40	17
	Annual 2006	29.35	29.41	76	51

	<i>10-Eight Mile/Pritchard</i>					
	3	46.65	50.05	44	28	
	2	-19.99	-19.58	51	24	
	2007 1	-9.65	1.53	88	24	
	Annual 2006	46.01	54.76	80	91	
	<i>11-Chickasaw</i>					
	3	-7.17	-1.81	61	25	
	2	-15.30	7.39	44	34	
	2007 1	21.43	19.17	84	25	
	Annual 2006	17.02	12.28	81	120	
	<i>14-MunPark/West Ctrl</i>					
	3	-9.09	-6.60	59	83	
	2	-5.81	4.88	62	78	
	2007 1	5.34	14.72	51	79	
	Annual 2006	23.18	18.11	47	357	
	<i>15-Springhill</i>					
	3	-17.25	-5.18	78	72	
	2	14.90	31.60	75	72	
	2007 1	18.81	-0.67	72	59	
	Annual 2006	15.37	5.36	68	301	
	<i>16- Cottage Hill North</i>					
	3	-0.33	-11.51	57	94	
	2	2.49	13.60	72	119	
	2007 1	16.20	-8.85	80	86	
	Annual 2006	12.77	14.32	61	389	
	<i>17-Cottage Hill South</i>					
	3	4.56	9.69	56	65	
	2	-2.65	4.23	55	85	
	2007 1	27.08	15.40	69	81	
	Annual 2006	16.01	18.40	42	340	
	<i>21-Dauphin Isnd Pkwy</i>					
	3	13.09	-3.60	70	49	
	2	26.61	12.72	85	57	
	2007 1	16.38	9.21	92	43	
	Annual 2006	-1.87	15.31	86	150	
	<i>22-So Mobile County</i>					
	3	8.74	10.24	61	88	
	2	2.68	-0.38	61	80	
	2007 1	-8.50	2.28	72	71	
	Annual 2006	-8.58	6.63	68	350	
	<i>23-Tillns Cor/Grnd Bay</i>					
	3	-8.44	-4.23	52	92	
	2	30.27	29.66	49	114	
	2007 1	2.07	7.96	78	77	
	Annual 2006	19.09	21.77	55	345	
	<i>24- West Mobile/Aprt</i>					
	3	0.25	5.57	62	318	
	2	8.80	6.25	62	333	
	2007 1	5.35	9.99	58	207	
	Annual 2006	16.29	12.74	44	1,222	

	<i>25-Semmes</i>					
	3	6.11	4.59	63	74	
	2	12.00	6.15	64	85	
	2007 1	26.33	25.39	77	63	
	Annual 2006	28.32	24.09	58	300	
	<i>26-Semmes/Wilmer Lott Rd</i>					
	3	0.90	10.39	84	68	
	2	-0.20	0.43	78	69	
	2007 1	-30.96	-20.11	72	39	
	Annual 2006	11.91	7.77	77	185	
	<i>27-Saraland</i>					
	3	9.49	2.96	71	35	
	2	5.79	-4.55	52	36	
	2007 1	-4.12	14.26	55	46	
	Annual 2006	13.88	7.56	69	201	
	<i>28-Saraland/Satsuma Axis/Creola</i>					
	3	32.34	22.55	66	24	
	2	26.54	5.19	80	41	
	2007 1	-2.12	1.79	56	44	
	Annual 2006	22.77	22.79	57	133	
	<i>29-Citronelle/Mt Vernon</i>					
	3	-21.18	-15.46	84	24	
	2	-25.05	-21.78	91	28	
	2007 1	45.69	50.23	147	20	
	Annual 2006	39.84	38.54	107	78	
	<i>30-Dauphin Island</i>					
	3	-35.98	-20.34	67	4	
	2	-3.96	-5.59	210	16	
	2007 1	-35.80	-32.40	171	12	
	Annual 2006	7.44	-2.13	145	56	
Notes:	All data supplied by the Mobile Multi-List, 251.479.8665. Tables were constructed by the Mitchell College of Business, Center for Real Estate Studies, Donald Epley, Director, 251.460.6735, depley@usouthal.edu					
	Figures represent 4-quarter or annual price appreciation calculated from the same quarter one year earlier. For example, the Downtown median percent change between 2006 quarter 2 and 2007 quarter 2 equaled 15.7 percent change on the 13 sold properties.					