

# MOBILE MARKET WATCH



*Mitchell College of Business  
Center for Real Estate Studies*



## Mobile Residential Real Estate Markets

### Overall Price Trends of Sold Properties

Spring, 2008

#### 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](mailto: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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<b>Market Watch</b>	<b>Mobile MSA (City+County) Residential Housing Market 2000-current</b>					
	<b>Quarterly and Annual Price Trends</b>					
	<b>Avg Sale Price</b>	<b>Median Sale Price</b>	<b>Avg Sales Price s.f.</b>	<b>Conv Sales Price s.f.</b>	<b>FHA Sales Price s.f.</b>	<b>Cash Sales Price s.f.</b>
<b>year quarter</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>2008 1</b>	<b>144,326</b>	<b>129,000</b>	<b>81</b>	<b>91</b>	<b>82</b>	<b>59</b>
<i>Annual 2007</i>	<i>158,522</i>	<i>135,603</i>	<i>87</i>	<i>92</i>	<i>82</i>	<i>73</i>
<b>4</b>	<b>158,914</b>	<b>136,705</b>	<b>88</b>	<b>94</b>	<b>82</b>	<b>74</b>
<b>3</b>	<b>155,979</b>	<b>135,247</b>	<b>85</b>	<b>92</b>	<b>80</b>	<b>65</b>
<b>2</b>	<b>164,072</b>	<b>140,458</b>	<b>90</b>	<b>92</b>	<b>85</b>	<b>81</b>
<b>2007 1</b>	<b>155,123</b>	<b>130,000</b>	<b>85</b>	<b>88</b>	<b>82</b>	<b>73</b>
<i>Annual 2006</i>	<i>155,895</i>	<i>132,200</i>	<i>84</i>	<i>85</i>	<i>79</i>	<i>81</i>
<b>4</b>	<b>158,340</b>	<b>137,500</b>	<b>86</b>	<b>88</b>	<b>81</b>	<b>78</b>
<b>3</b>	<b>160,934</b>	<b>138,000</b>	<b>87</b>	<b>87</b>	<b>81</b>	<b>88</b>
<b>2</b>	<b>154,508</b>	<b>132,000</b>	<b>84</b>	<b>85</b>	<b>79</b>	<b>82</b>
<b>2006 1</b>	<b>148,972</b>	<b>124,900</b>	<b>80</b>	<b>81</b>	<b>75</b>	<b>74</b>
<i>Annual 2005</i>	<i>142,765</i>	<i>118,650</i>	<i>77</i>	<i>79</i>	<i>68</i>	<i>73</i>
<b>4</b>	<b>146,521</b>	<b>125,250</b>	<b>79</b>	<b>80</b>	<b>72</b>	<b>79</b>
<b>3</b>	<b>145,377</b>	<b>119,900</b>	<b>77</b>	<b>80</b>	<b>68</b>	<b>72</b>
<b>2</b>	<b>149,019</b>	<b>118,000</b>	<b>80</b>	<b>81</b>	<b>67</b>	<b>79</b>
<b>2005 1</b>	<b>125,745</b>	<b>106,300</b>	<b>69</b>	<b>72</b>	<b>67</b>	<b>59</b>
<i>Annual 2004</i>	<i>125,913</i>	<i>102,000</i>	<i>67</i>	<i>71</i>	<i>63</i>	<i>59</i>
<b>4</b>	<b>123,453</b>	<b>103,900</b>	<b>66</b>	<b>69</b>	<b>63</b>	<b>55</b>
<b>3</b>	<b>129,874</b>	<b>102,000</b>	<b>69</b>	<b>72</b>	<b>62</b>	<b>65</b>
<b>2</b>	<b>129,198</b>	<b>104,500</b>	<b>69</b>	<b>72</b>	<b>63</b>	<b>60</b>
<b>2004 1</b>	<b>119,343</b>	<b>97,988</b>	<b>64</b>	<b>68</b>	<b>62</b>	<b>55</b>
<i>Annual 2003</i>	<i>116,931</i>	<i>98,000</i>	<i>63</i>	<i>66</i>	<i>62</i>	<i>52</i>
<b>4</b>	<b>114,619</b>	<b>96,000</b>	<b>63</b>	<b>64</b>	<b>63</b>	<b>52</b>
<b>3</b>	<b>118,540</b>	<b>100,175</b>	<b>63</b>	<b>68</b>	<b>61</b>	<b>50</b>
<b>2</b>	<b>117,916</b>	<b>99,000</b>	<b>64</b>	<b>67</b>	<b>62</b>	<b>56</b>
<b>2003 1</b>	<b>116,171</b>	<b>95,000</b>	<b>61</b>	<b>65</b>	<b>61</b>	<b>50</b>
<i>Annual 2002</i>	<i>114,961</i>	<i>95,000</i>	<i>62</i>	<i>66</i>	<i>59</i>	<i>54</i>
<b>4</b>	<b>116,733</b>	<b>96,300</b>	<b>62</b>	<b>66</b>	<b>60</b>	<b>50</b>
<b>3</b>	<b>117,411</b>	<b>99,300</b>	<b>63</b>	<b>67</b>	<b>59</b>	<b>61</b>
<b>2</b>	<b>117,299</b>	<b>94,388</b>	<b>63</b>	<b>67</b>	<b>59</b>	<b>55</b>
<b>2002 1</b>	<b>107,393</b>	<b>90,000</b>	<b>60</b>	<b>64</b>	<b>57</b>	<b>51</b>
<i>Annual 2001</i>	<i>111,632</i>	<i>91,000</i>	<i>61</i>	<i>65</i>	<i>57</i>	<i>56</i>
<b>4</b>	<b>107,427</b>	<b>92,500</b>	<b>60</b>	<b>64</b>	<b>59</b>	<b>47</b>
<b>3</b>	<b>111,792</b>	<b>90,900</b>	<b>62</b>	<b>65</b>	<b>57</b>	<b>58</b>
<b>2</b>	<b>116,956</b>	<b>92,300</b>	<b>62</b>	<b>66</b>	<b>55</b>	<b>62</b>
<b>2001 1</b>	<b>109,359</b>	<b>89,600</b>	<b>60</b>	<b>64</b>	<b>56</b>	<b>55</b>
<i>Annual 2000</i>	<i>109,511</i>	<i>89,500</i>	<i>59</i>	<i>63</i>	<i>53</i>	<i>59</i>
<b>4</b>	<b>106,722</b>	<b>85,000</b>	<b>58</b>	<b>62</b>	<b>54</b>	<b>55</b>
<b>3</b>	<b>113,136</b>	<b>91,300</b>	<b>60</b>	<b>64</b>	<b>54</b>	<b>60</b>
<b>2</b>	<b>111,350</b>	<b>90,000</b>	<b>61</b>	<b>64</b>	<b>53</b>	<b>63</b>
<b>2000 1</b>	<b>102,986</b>	<b>86,550</b>	<b>56</b>	<b>60</b>	<b>52</b>	<b>55</b>
<b>Notes:</b>	<b>All data supplied by the Mobile Area Multi-List;</b>					
	<b>Sales price may include closing costs;</b>					
	<b>Analysis done by the USA Mitchell College of Business, Center for Real Estate Studies;</b>					
	<b>For further information, please contact Professor Donald Epley, Real Estate Center,</b>					
	<b>depley@usouthal.edu, 251.460.6735, or MLS Office, 251.479.8654.</b>					