

MOBILE MARKET WATCH



Mitchell College of Business
Center for Real Estate Studies



Mobile Residential Reports

Overall Price Trends 2000- Current Winter 2008

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.

This report is available at the Center for Real Estate Studies (CRES) website:

<http://cres.southalabama.edu/>



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Mobile MSA (City + County)
Residential Housing Market



Quarterly and Annual Overall Price Trends
2000 - Current
Winter 2008

Year / Quarter	Avg Sale Price	Median Sale Price	Avg Sales Price S.F.	Conv Sales Price S.F.	FHA Sales Price S.F.	Cash Sales Price S.F.
Annual 2008	153,000	133,850	83	93	83	59
4	142,257	122,500	76	86	80	52
3	156,047	137,900	85	96	84	60
2	162,801	138,975	86	96	84	64
2008 1	144,326	129,000	81	91	82	59
Annual 2007	158,522	135,603	87	92	82	73
4	158,914	136,705	88	94	82	74
3	155,979	135,247	85	92	80	65
2	164,072	140,458	90	92	85	81
2007 1	155,123	130,000	85	88	82	73
Annual 2006	155,895	132,200	84	85	79	81
4	158,340	137,500	86	88	81	78
3	160,934	138,000	87	87	81	88
2	154,508	132,000	84	85	79	82
2006 1	148,972	124,900	80	81	75	74
Annual 2005	142,765	118,650	77	79	68	73
4	146,521	125,250	79	80	72	79
3	145,377	119,900	77	80	68	72
2	149,019	118,000	80	81	67	79
2005 1	125,745	106,300	69	72	67	59
Annual 2004	125,913	102,000	67	71	63	59
4	123,453	103,900	66	69	63	55
3	129,874	102,000	69	72	62	65

Year / Quarter	Avg Sale Price	Median Sale Price	Avg Sales Price S.F.	Conv Sales Price S.F.	FHA Sales Price S.F.	Cash Sales Price S.F.
Annual 2004						
2	129,198	104,500	69	72	63	60
2004 1	119,343	97,988	64	68	62	55
Annual 2003	<i>116,931</i>	<i>98,000</i>	63	66	62	52
4	114,619	96,000	63	64	63	52
3	118,540	100,175	63	68	61	50
2	117,916	99,000	64	67	62	56
2003 1	116,171	95,000	61	65	61	50
Annual 2002	<i>114,961</i>	<i>95,000</i>	62	66	59	54
4	116,733	96,300	62	66	60	50
3	117,411	99,300	63	67	59	61
2	117,299	94,388	63	67	59	55
2002 1	107,393	90,000	60	64	57	51
Annual 2001	<i>111,632</i>	<i>91,000</i>	61	65	57	56
4	107,427	92,500	60	64	59	47
3	111,792	90,900	62	65	57	58
2	116,956	92,300	62	66	55	62
2001 1	109,359	89,600	60	64	56	55
Annual 2000	<i>109,511</i>	<i>89,500</i>	59	63	53	59
4	106,722	85,000	58	62	54	55
3	113,136	91,300	60	64	54	60
2	111,350	90,000	61	64	53	63
2000 1	102,986	86,550	56	60	52	55

Analysis completed by: **University of South Alabama**
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Data Supplied by: Mobile Area Multi-List
Sales price may include closing costs

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