

# MOBILE MARKET WATCH

Mobile MSA Residential Housing Market 2003 - Current

## Mobile Residential Reports

Quarterly and Annual  
Housing Unit Building Permits  
Private Permits Only  
Summer, 2008



**UNIVERSITY OF SOUTH ALABAMA**  
**Mitchell College of Business**  
**Center for Real Estate Studies**

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# Private Permits Only

## Total Mobile

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
2008 2	415	415	\$74,832,583	0	\$0	0	\$0	0	\$0
2008 1	430	400	\$64,194,819	6	\$957,411	0	\$0	26	\$24,224,782
Annual 2007	2,064	1,624	\$278,628,184	2	\$170,907	0	\$0	438	\$40,553,199
2007 4	322	270	\$46,922,948	0	\$0	0	\$0	52	\$5,159,240
2007 3	449	389	\$65,112,063	0	\$0	0	\$0	60	\$5,785,500
2007 2	794	548	\$94,829,283	0	\$0	0	\$0	246	\$23,901,678
2007 1	499	417	\$71,635,862	2	\$170,907	0	\$0	80	\$5,706,781
Annual 2006	2,519	2,102	\$274,635,862	2	\$170,907	48	\$4,364,196	367	\$23,137,619
2006 4	775	479	\$77,727,633	0	\$0	0	\$0	296	\$17,052,664
2006 3	566	561	\$31,453,788	0	\$0	0	\$0	5	\$494,455
2006 2	558	508	\$81,748,971	2	\$170,907	48	\$4,364,196	0	\$0
2006 1	620	554	\$83,705,470	0	\$0	0	\$0	66	\$5,590,500
Annual 2005	2,120	1,798	\$200,400,501	0	\$0	0	\$0	322	\$42,537,976
Annual 2004	2,316	1,695	\$179,777,687	2	\$299,280	32	\$1,693,200	587	\$32,408,534
Annual 2003	1,625	1,606	\$155,028,005	2	\$88,118	4	\$408,000	13	\$440,036
Annual 2002	1,648	1,574	\$147,543,806	0	\$0	14	\$581,130	60	\$1,860,580

## Citronelle

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
2008 2	5	5	\$280,836	0	\$0	0	\$0	0	\$0
2008 1	6	6	\$595,675	0	\$0	0	\$0	0	\$0
Annual 2007	22	22	\$1,223,120	0	\$0	0	\$0	0	\$0
2007 4	4	4	\$476,250	0	\$0	0	\$0	0	\$0
2007 3	12	12	\$478,395	0	\$0	0	\$0	0	\$0
2007 2	1	1	\$39,475	0	\$0	0	\$0	0	\$0
2007 1	5	5	\$229,000	0	\$0	0	\$0	0	\$0

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## Citronelle - Continued

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
Annual 2006	13	13	\$748,205	0	\$0	0	\$0	0	\$0
2006 4	3	3	\$165,470	0	\$0	0	\$0	0	\$0
2006 3	5	5	\$263,450	0	\$0	0	\$0	0	\$0
2006 2	2	2	\$110,325	0	\$0	0	\$0	0	\$0
2006 1	3	3	\$208,960	0	\$0	0	\$0	0	\$0
Annual 2005	17	17	\$901,580	0	\$0	0	\$0	0	\$0
Annual 2004	12	12	\$704,570	0	\$0	0	\$0	0	\$0
Annual 2003	19	19	\$1,064,790	0	\$0	0	\$0	0	\$0
Annual 2002	0	0	\$0	0	\$0	0	\$0	0	\$0

## Dauphin Island Town

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
2008 2	8	8	\$1,169,080	0	\$0	0	\$0	0	\$0
2008 1	8	8	\$1,195,918	0	\$0	0	\$0	0	\$0
Annual 2007	15	15	\$2,637,186	0	\$0	0	\$0	0	\$0
2007 4	2	2	\$191,200	0	\$0	0	\$0	0	\$0
2007 3	6	6	\$1,285,780	0	\$0	0	\$0	0	\$0
2007 2	7	7	\$1,160,206	0	\$0	0	\$0	0	\$0
2007 1	0	0	\$0	0	\$0	0	\$0	0	\$0
Annual 2006	11	11	\$1,584,000	0	\$0	0	\$0	0	\$0
2006 4	2	2	\$450,000	0	\$0	0	\$0	0	\$0
2006 3	9	9	\$1,134,000	0	\$0	0	\$0	0	\$0
2006 2	0	0	\$0	0	\$0	0	\$0	0	\$0
2006 1	0	0	\$0	0	\$0	0	\$0	0	\$0
Annual 2005	211	67	\$9,088,272	0	\$0	0	\$0	144	\$28,204,980

# Private Permits Only

## Dauphin Island Town

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
Annual 2004	61	54	\$7,100,877	2	\$299,280	0	\$0	5	\$450,000
Annual 2003	59	59	\$6,125,420	0	\$0	0	\$0	0	\$0
Annual 2002	33	33	\$3,807,643	0	\$0	0	\$0	0	\$0

## Mobile (City)

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
<b>2008 2</b>	<b>75</b>	<b>75</b>	<b>\$14,887,856</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>
<b>2008 1</b>	<b>108</b>	<b>79</b>	<b>\$10,546,847</b>	<b>4</b>	<b>\$786,504</b>	<b>0</b>	<b>\$0</b>	<b>25</b>	<b>\$24,068,532</b>
Annual 2007	652	266	\$57,533,576	0	\$0	0	\$0	386	\$35,393,959
2007 4	65	65	\$14,125,114	0	\$0	0	\$0	0	\$0
2007 3	126	66	\$12,242,760	0	\$0	0	\$0	60	\$5,785,500
2007 2	300	54	\$11,817,993	0	\$0	0	\$0	246	\$23,901,678
2007 1	161	81	\$19,347,709	0	\$0	0	\$0	80	\$5,706,781
Annual 2006	619	361	\$69,400,280	0	\$0	0	\$0	258	\$12,358,500
2006 4	279	87	\$16,029,998	0	\$0	0	\$0	192	\$6,768,000
2006 3	99	99	\$21,465,793	0	\$0	0	\$0	0	\$0
2006 2	77	77	\$14,265,013	0	\$0	0	\$0	0	\$0
2006 1	164	98	\$17,639,476	0	\$0	0	\$0	66	\$5,590,500
Annual 2005	350	212	\$55,493,848	0	\$0	0	\$0	138	\$13,082,996
Annual 2004	451	191	\$42,870,284	0	\$0	32	\$1,693,200	228	\$16,355,000
Annual 2003	238	234	\$35,278,917	0	\$0	4	\$408,000	0	\$0
Annual 2002	269	245	\$32,761,320	0	\$0	0	\$0	24	\$761,500

# Private Permits Only

## County Unincorporated

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
2008 2	311	311	\$54,872,811	0	\$0	0	\$0	0	\$0
2008 1	286	286	\$47,921,530	0	\$0	0	\$0	0	\$0
Annual 2007	1332	1278	\$211,415,203	2	\$170,907	0	\$0	52	\$5,159,240
2007 4	218	166	\$27,814,595	0	\$0	0	\$0	52	\$5,159,240
2007 3	305	305	\$51,105,128	0	\$0	0	\$0	0	\$0
2007 2	480	480	\$80,938,418	0	\$0	0	\$0	0	\$0
2007 1	329	327	\$51,557,062	2	\$170,907	0	\$0	0	\$0
Annual 2006	1,820	1,661	\$194,619,328	2	\$170,907	48	\$4,364,196	109	\$10,779,119
2006 4	486	382	\$59,992,372	0	\$0	0	\$0	104	\$10,274,664
2006 3	442	437	\$6,863,017	0	\$0	0	\$0	5	\$494,455
2006 2	479	429	\$37,373,633	2	\$170,907	48	\$4,364,196	0	\$0
2006 1	413	413	\$60,390,306	0	\$0	0	\$0	0	\$0
Annual 2005	1,392	1,392	\$114,453,250	0	\$0	0	\$0	0	\$0
Annual 2004	1,404	1,250	\$100,906,056	0	\$0	0	\$0	154	\$5,603,534
Annual 2003	1,205	1,195	\$94,082,529	2	\$88,118	0	\$0	8	\$287,386
Annual 2002	1,230	1,222	\$97,832,071	0	\$0	8	\$253,200	0	\$0

## Prichard

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
2008 2	2	2	\$488,000	0	\$0	0	\$0	0	\$0
2008 1	1	1	\$167,558	0	\$0	0	\$0	0	\$0
Annual 2007	28	28	\$3,524,099	0	\$0	0	\$0	0	\$0
2007 4	18	18	\$2,020,789	0	\$0	0	\$0	0	\$0
2007 3	0	0	\$0	0	\$0	0	\$0	0	\$0
2007 2	6	6	\$873,191	0	\$0	0	\$0	0	\$0
2007 1	4	4	\$630,119	0	\$0	0	\$0	0	\$0

# Private Permits Only

## Prichard

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
Annual 2006	56	56	\$8,284,049	0	\$0	0	\$0	0	\$0
2006 4	5	5	\$1,089,793	0	\$0	0	\$0	0	\$0
2006 3	11	11	\$1,727,528	0	\$0	0	\$0	0	\$0
2006 2	0	0	\$0	0	\$0	0	\$0	0	\$0
2006 1	40	40	\$5,466,728	0	\$0	0	\$0	0	\$0
Annual 2005	24	24	\$3,668,325	0	\$0	0	\$0	0	\$0
Annual 2004	288	88	\$8,984,848	0	\$0	0	\$0	200	\$10,000,000
Annual 2003	11	11	\$1,046,763	0	\$0	0	\$0	0	\$0
Annual 2002	18	12	\$1,321,400	0	\$0	6	\$327,930	0	\$0

## Saraland

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
2008 2	14	14	\$3,134,000	0	\$0	0	\$0	0	\$0
2008 1	20	19	\$3,467,291	0	\$0	0	\$0	1	\$156,250
Annual 2007	15	15	\$2,295,000	0	\$0	0	\$0	0	\$0
2007 4	15	15	\$2,295,000	0	\$0	0	\$0	0	\$0
2007 3	0	0	\$0	0	\$0	0	\$0	0	\$0
2007 2	0	0	\$0	0	\$0	0	\$0	0	\$0
2007 1	0	0	\$0	0	\$0	0	\$0	0	\$0
Annual 2006	0	0	\$0	0	\$0	0	\$0	0	\$0
2006 4	0	0	\$0	0	\$0	0	\$0	0	\$0
2006 3	0	0	\$0	0	\$0	0	\$0	0	\$0
2006 2	0	0	\$0	0	\$0	0	\$0	0	\$0
2006 1	0	0	\$0	0	\$0	0	\$0	0	\$0

# Private Permits Only

## Saraland

Year / Quarter	Total #	1 Family	Cost One Family	2 Family	Cost Two Family	3-4 Family	Cost 3-4 Family	5+ Family	Cost Five Family
Annual 2005	126	86	\$16,794,726	0	\$0	0	\$0	40	\$1,250,000
Annual 2004	100	100	\$19,211,052	0	\$0	0	\$0	0	\$0
Annual 2003	93	88	\$17,429,586	0	\$0	0	\$0	5	\$152,650
Annual 2002	98	62	\$11,821,372	0	\$0	0	\$0	36	\$1,099,080

**Notes:** All data supplied by the U.S. Bureau of the Census;

Analysis done by the Mitchell College of Business Center for Real Estate Studies;

For additional information, contact:

Don Epley, Director of the Center for Real Estate Studies

Phone: 251.460.6736

E-mail: [depley@usouthal.edu](mailto:depley@usouthal.edu)