

# MOBILE MARKET WATCH



Mitchell College of Business

Center for Real Estate Studies



## Mobile Residential Reports

### Overall Price Trends 2000 - Current

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

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**Mobile MSA (City + County)**  
**Residential Housing Market**  
**2000 - Current**  
**Quarterly and Annual Overall Price Trends**



Summer 2008

<b>Year / Quarter</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>3</b>	<b>156,047</b>	<b>137,900</b>	<b>85</b>	<b>96</b>	<b>84</b>	<b>60</b>
<b>2</b>	<b>162,801</b>	<b>138,975</b>	<b>86</b>	<b>96</b>	<b>84</b>	<b>64</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>	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
<i>Annual 2006</i>	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
<i>Annual 2005</i>	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
<i>Annual 2004</i>	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
2	129,198	104,500	69	72	63	60
2004 1	119,343	97,988	64	68	62	55

<b>Year / Quarter</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>
<i>Annual 2003</i>	<i>116,931</i>	<i>98,000</i>	<i>63</i>	<i>66</i>	<i>62</i>	<i>52</i>
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
<i>Annual 2002</i>	<i>114,961</i>	<i>95,000</i>	<i>62</i>	<i>66</i>	<i>59</i>	<i>54</i>
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
<i>Annual 2001</i>	<i>111,632</i>	<i>91,000</i>	<i>61</i>	<i>65</i>	<i>57</i>	<i>56</i>
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
<i>Annual 2000</i>	<i>109,511</i>	<i>89,500</i>	<i>59</i>	<i>63</i>	<i>53</i>	<i>59</i>
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**  
**Mitchell College of Business**  
**The Center for Real Estate Studies**

Data Supplied by: Mobile Area Multi-List  
Sales price may include closing costs

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