



# Baldwin Residential Real Estate

## Center for Real Estate & Economic Development

### Baldwin Multi List

Go to: <http://creed.southalabama.edu> for more data



Report for the month of September, 2015

### Baldwin County Residential Market

(Total, North, Eastern Shore, Central, South, Gulf Beach)

**Prices:** The average sales price in Baldwin County decreased 3.02 percent, or from \$245,847 in August to \$238,412 in September. Compared to last year, average sales price increased 4.84 percent. Median sales price decreased 3.25 percent from last month, but increased 15.63 percent from last year. Since last year, the largest increase in average sales price was 55.81 percent in North Baldwin. During the same time period, the largest increase in median sales price was also in North Baldwin with 62.23 percent.

**Sales:** Total sales in Baldwin County decreased from 470 to 458 sales, or 2.55 percent since last month. The largest increase since the previous month was 112.50 percent in North Baldwin, or from 8 to 17 sales. Compared to last year, the largest increase in sales was in Central Baldwin with a 124.0 percent change in number of sales.

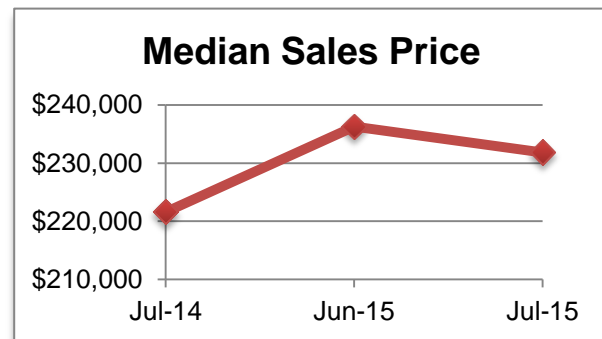
**Days on Market:** Average days on the market between August and September decreased from 152 in August to 143 days in September. Since last year, average days decreased by 8.33 percent. Compared to August, average days on the market decreased in North Baldwin and Gulf Beach by 15.79 percent and 13.69 percent, respectively.

**U.S.:** U.S. sales decreased 3.7 percent from June, 2015 to July, 2015. Compared to last year, total sales increased from 494,000 to 551,000. Average sales price decreased by 1.5 percent since June, and increased by 3.1 percent from the previous year. Median sales price decreased 1.9 percent from June, and increased by 4.6 percent relative to last year. The inventory month's supply did not change from the previous month.

**Overall Analysis:** For the month of September, the Baldwin residential market showed decreases in average and median sales price, the number of sales, and in average days on market. Per the latest national housing statistics, the U.S. market in July showed decreases in sales, average sales price, median sales price, while inventory month's supply did not change since the previous month.

### United States Existing Home Prices for All Housing Types

Time	Sales	Average Sales Price	Median Sales Price	Inventory Months Supply
Jul-14	494,000	\$267,500	\$221,600	5.6
Jun-15	572,000	\$280,200	\$236,300	4.9
Jul-15	551,000	\$275,900	\$231,800	4.9
Vs. Last Month (%)	-3.7	-1.5	-1.9	0.0
Vs. Last Year (%)	11.5	3.1	4.6	-12.5



**Data Sources:** All data taken from the Baldwin Multi-List, Martha Taylor, Office: 251.947.3777, and National Association of Realtors: [www.realtor.com](http://www.realtor.com).

**Data gathered by:** Paul Leon, Senior Research Associate

**For additional information:** Will Berry, MLS Coordinator, Office: 251.947.3777 or Dr. J. Reid Cummings, Director, Center for Real Estate and Economic Development, Mitchell College of Business, University of South Alabama, Office: 251.460.6710 or Email: [cummings@southalabama.edu](mailto:cummings@southalabama.edu).

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# Baldwin County Residential

For the Month of September 2015

Baldwin County Areas	Average Sale Price	Median Sale Price	Number of Sales	Average Days on Market
<b>Total County</b>	\$238,412	\$204,375	458	143
Aug-15	\$245,847	\$211,250	470	152
% vs prv mo	-3.02	-3.25	-2.55	-5.92
% vs prv year	4.84	15.63	16.24	-8.33
<b>North Baldwin</b>	\$154,596	\$152,500	17	160
Aug-15	\$162,400	\$134,500	8	190
% vs prev mo	-4.81	13.38	112.50	-15.79
% vs prev year	55.81	62.23	88.89	53.85
<b>Eastern Shore</b>	\$245,239	\$225,450	142	143
Aug-15	\$261,120	\$230,475	178	138
% vs prev mo	-6.08	-2.18	-20.22	3.62
% vs prev year	4.27	4.00	26.79	0.70
<b>Central</b>	\$153,769	\$149,426	56	112
Aug-15	\$147,368	\$129,000	39	105
% vs prev mo	4.34	15.83	43.59	6.67
% vs prev year	9.36	14.15	124.00	-33.73
<b>South</b>	\$179,559	\$157,500	108	154
Aug-15	\$183,827	\$155,000	95	168
% vs prev mo	-2.32	1.61	13.68	-8.33
% vs prev year	13.71	16.67	6.93	10.00
<b>Gulf Beach</b>	\$323,979	\$276,500	135	145
Aug-15	\$297,057	\$260,750	150	168
% vs prev mo	9.06	6.04	-10.00	-13.69
% vs prev year	11.02	15.21	-8.16	-19.44

## Areas Defined as:

<i>North</i>	<i>Bay Minette, Stapleton, North Baldwin County</i>
<i>Eastern Shore</i>	<i>Spanish Fort, Daphne, Fairhope</i>
<i>Central</i>	<i>Seminole, Loxley, Silverhill, Robertsdale, Summerdale</i>
<i>South</i>	<i>Bon Secour, Gulf Shores N-ICW, Magnolia Springs, Foley, Lillian, Elberta</i>
<i>Gulf Beach</i>	<i>Orange Beach, Gulf Shores S - ICW, Fort Morgan</i>