

Baldwin County Residential Real Estate: Annual Trends Report

Market Indicators

Annual Trends

Infographs

Total Residential Sales

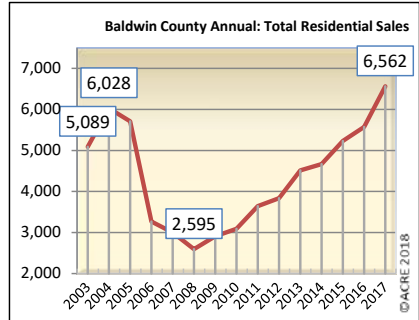
Baldwin County residential sales for the year of 2017 totaled 6,092 units, representing an increase of 521 transactions when compared to 5,571 units that were sold in the year of 2016.

Last Year

vs. Previous Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

2017	6,562	
2016	5,571	17.8%
12-'16	4,763	37.8%
2017	6,562	0.0%
2008	2,595	152.9%



Graph: 2003-2017
(Per Annum)

ACRE Commentary

"Compared to historical data, annual sales are 18.1% above the 3-year annual average and 27.9% above the 5-year annual average."

Historical Home Sales

2016	5,571
2015	5,230
2014	4,669
2013	4,512
2012	3,835
5- Year Avg:	4,763
3- Year Avg:	5,157

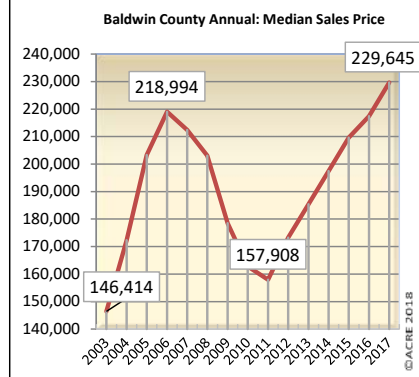
Median Sales Price

The median sales price in Baldwin County for the year of 2017 was \$228,759 a 5.2 percent increase from the year of 2016's median sales price of \$217,402.

Last Year

vs. Previous Year
vs. 5-Yr Avg

2017	229,645	
2016	217,402	5.6%
12-'16	196,611	16.8%



Graph: 2003-2017
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual median price is 9.8% above the 3-year annual average and 16.4% above the 5-year annual average."

Historical Median Selling Price

2016	217,402
2015	209,584
2014	197,488
2013	185,388
2012	173,193
5- Year Avg:	196,611
3- Year Avg:	208,158

Median Peak
Trough

2017	229,645	0.0%
2003	146,414	56.8%



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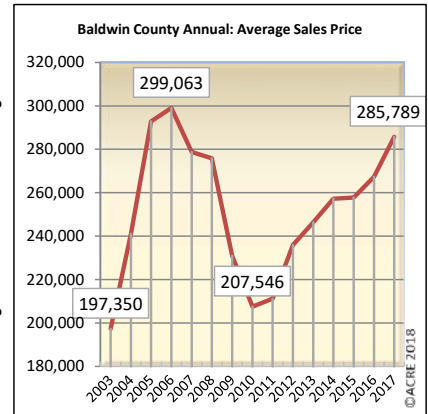
Infographs

Average Sales Prices

The average sales price in Baldwin County for the year of 2017 was \$284,530, a 6.4 percent increase from the year of 2016's average sales price of \$267,304.

Last Year	2017	285,789	
vs. Previous Year	2016	267,304	6.9%
vs. 5-Yr Avg	12-'16	252,930	13.0%

Average Peak	2006	299,063	-4.4%
Trough	2003	197,350	44.8%



Graph: 2003-2017
(Per Annum)

ACRE Commentary

"Compared to historical data to the right, the annual average price is 9.1% above the 3-year annual average and 12.5% above the 5-year annual average."

Historical Average Selling Price

2016	267,304
2015	257,778
2014	257,254
2013	246,376
2012	235,936

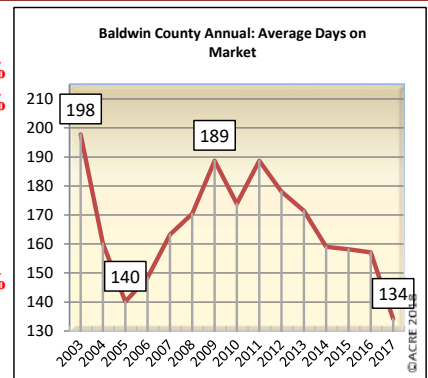
5-Year Avg:	252,930
3-Year Avg:	260,779

Days on Market (DOM)

The average number of days on the market in the year of 2017 was 137, representing a decrease of 12.6 percent from 157 days on market in the year of 2016.

Last Year	2017	134	
vs. Previous Year	2016	157	-14.6%
vs. 5-Yr Avg	12-'16	165	-18.6%

DOM Peak	2011	198	-32.2%
Trough	2017	134	0.1%



Graph: 2003-2017
(Per Annum)

ACRE Commentary

"The 5-year DOM average ('12-'16) for the year is 165 days, 28 days higher than current results. Compared to historical data to the right, the annual DOM is 16.6% below the 5-year annual average, and 13.3% below the 3-year average."

Historical Average DOM

2016	157
2015	158
2014	159
2013	171
2012	178

5-Year Avg:	165
3-Year Avg:	158



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Homes Listed for Sale

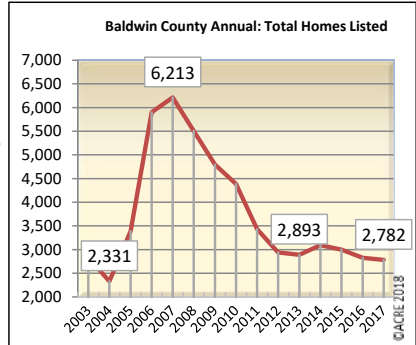
Baldwin County's average number of residential units available for sale in the year of 2017 decreased by **48 units**, when compared to the year of 2016.

Last Year

vs. Previous Year
vs. 5-Yr Avg

Inventory Peak
Trough

2017	2,782	
2016	2,828	-1.6%
12-'16	2,950	-5.7%
2007	6,213	-55.2%
2004	2,331	19.3%



ACRE Commentary	Historical Total Homes Listed
"The 5-year inventory average ('12-'16) is 2,950 units, 170 units higher than current results. Compared to historical data to the right, the number of homes listed for sale are 5.8% below the 5-year annual average, and 6.5% above the 3-year annual average."	2016 2,828
	2015 2,998
	2014 3,093
	2013 2,893
	2012 2,940
	5-Year Avg: 2,950
	3-Year Avg: 2,973

Graph: 2003-2017
(Per Annum)

Inventory-to-Sales Ratio

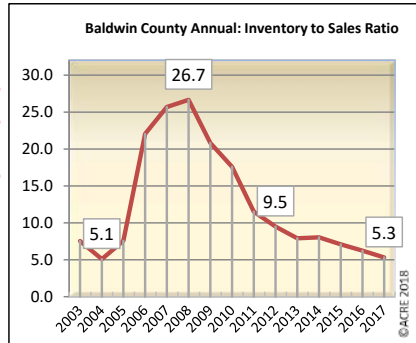
Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply (Market considered to be in balance at approximately 6 months).

Last Year

vs. Previous Year
vs. 5-Yr Avg

I/S Ratio Peak
Trough

2017	5.3	
2016	6.2	-14.8%
12-'16	7.7	-31.5%
2008	26.7	-80.1%
2004	5.1	4.0%



ACRE Commentary	Historical I/S Ratio
"Compared to historical data to the right, the annual supply is 26.7% below the 3-year annual average and 32.3% below the 5-year annual average."	2016 6.2
	2015 7.1
	2014 8.0
	2013 7.9
	2012 9.5
	5-Year Avg: 7.7
	3- Year Avg: 7.1

Graph: 2003-2017
(Per Annum)

NOTE: This representation is based in whole or in part on data supplied by the reporting boards/associations of REALTORS® or their Multiple Listing Service. The Alabama Center for Real Estate does not guarantee and is in no way responsible for its accuracy. Any Market data maintained by the Center does not necessarily include information on listings not published at the request of the seller, listings of brokers who are not members of a local board/association or MLS, unlisted properties, rental properties, etc. The statistics included in this report reflect the residential sales of houses, condominiums, and town homes. Historical Monthly Housing Statistics are available on the web at Alabama Center for Real Estate's homepage - www.acre.cba.ua.edu.



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