

## Baldwin County Residential Report – July 2021

### Monthly Indicators

### Recent Figures

### Trends

#### Total Residential Sales

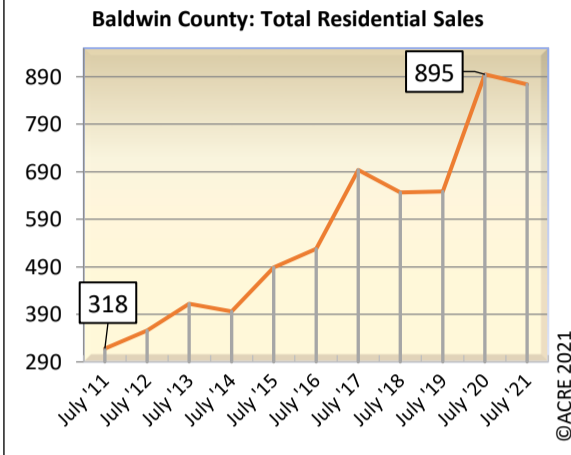
Baldwin residential\* sales during the current month totaled 874 units, representing a decrease of 2.3% from one year ago.

#### Current Month

vs. Prior Month	July 2021	874	
vs. Last Year	June 2021	1,063	-17.8%
vs. 5-Yr Avg	July 2020	895	-2.3%
	July 16-'20	683	28.0%
vs. Peak	July 2021	895	-2.3%
vs. Trough	July 2011	318	174.8%

#### Year to Date

vs. Prior Year	July 2021	5,783	
	July 2020	4,521	27.9%



#### ACRE Commentary

"Historical data indicates that July residential sales on average ('16-'20) decreased 4.9% from June. The current month's sales decreased 17.8% from the previous month."

#### Historical Home Sales

July 2020	895
July 2019	649
July 2018	647
July 2017	694
July 2016	528
<b>5- Year Avg:</b>	<b>721</b>
<b>3- Year Avg:</b>	<b>730</b>

Graph: July 2011 - 2021  
(By month)

#### Median Sales Price

The median sales price in Baldwin County during the current month was \$290,494 a 14.3% increase from one year ago.

#### Current Month

vs. Prior Month	July 2021	290,494	
vs. Last Year	June 2021	304,400	-4.6%
vs. 5-Yr Avg	July 2020	254,230	14.3%
	July 16-'20	234,696	23.8%

#### Year to Date

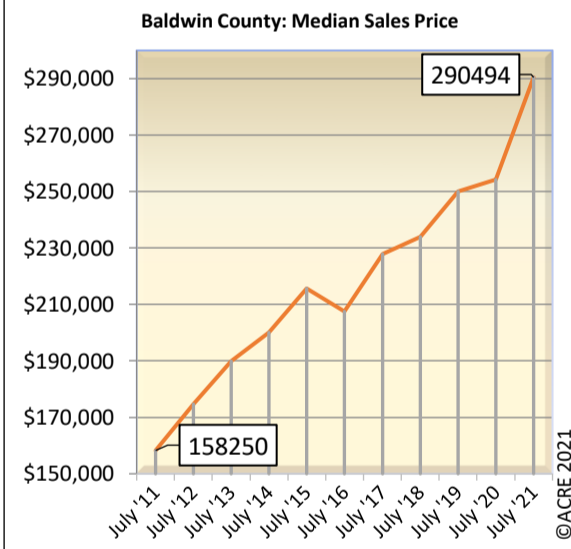
vs. Prior Year	July 2021	278,535	
	July 2011	258,460	7.8%

#### Median Peak

	July 2021	290,464	0.0%
--	-----------	---------	------

#### Trough

	July 2011	158,250	83.6%
--	-----------	---------	-------



#### ACRE Commentary

"Historical data indicates that July median sales prices on average ('16-'20) decreased 4.8% from June. The current month's median price decreased 4.6% from the previous month."

#### Historical Median Selling Price

July 2020	254,230
July 2019	250,000
July 2018	234,000
July 2017	227,800
July 2016	207,450
<b>5- Year Avg:</b>	<b>241,508</b>
<b>3- Year Avg:</b>	<b>252,115</b>

Graph: July 2011 - 2021  
(By month)

**Monthly Indicators**

**Recent Figures**

**Trends**

**Average Sales Prices**

The average sales price in Baldwin County during the current month was \$399,036, a 20.6% increase from one year ago.

**Current Month**

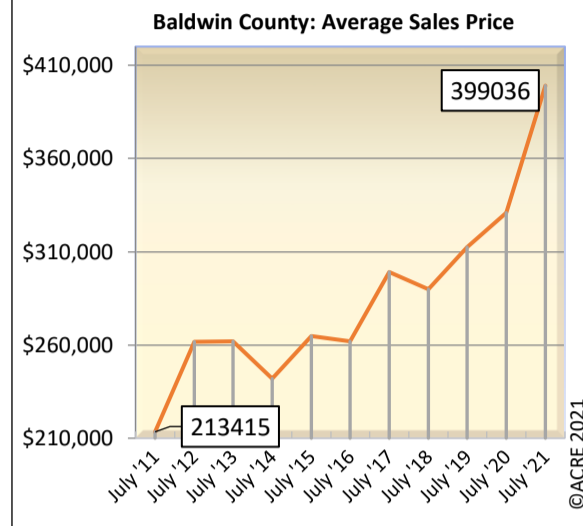
vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

**Year to Date**

vs. Prior Year

Average **Peak**  
**Trough**

July	2021	<b>399,036</b>	
June	2021	<b>405,663</b>	<b>-1.6%</b>
July	2020	<b>330,952</b>	<b>20.6%</b>
July	16-'20	<b>298,872</b>	<b>33.5%</b>
July	2021	<b>387,221</b>	
July	2020	<b>322,285</b>	<b>20.1%</b>
July	2021	<b>399,036</b>	<b>0.0%</b>
July	2011	<b>213,415</b>	<b>87.0%</b>



**ACRE Commentary**

"Historical data indicates that July average sales prices on average ('16-'20) decrease 2.9% from June. The current month's average price decreased 1.6% from the previous month."

**Historical Average Selling Price**

July	2020	<b>330,952</b>
July	2019	<b>312,491</b>
July	2018	<b>289,908</b>
July	2017	<b>299,045</b>
July	2016	<b>261,965</b>

<b>5-Year Avg:</b>	<b>308,099</b>
<b>3-Year Avg:</b>	<b>311,117</b>

Graph: July 2011 - 2021  
(By month)

**Days on Market (DOM)**

The average number of days on the market during the current month was 32, representing a decrease of 50 days from one year ago.

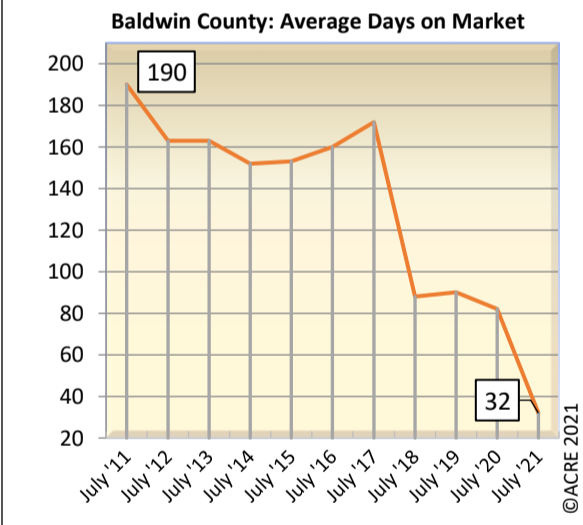
**Current Month**

vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

**Year to Date**

vs. Prior Year

July	2021	<b>32</b>	
June	2021	<b>36</b>	<b>-11.1%</b>
July	2020	<b>82</b>	<b>-61.0%</b>
July	16-'20	<b>118</b>	<b>-73.0%</b>
July	2021	<b>47</b>	
July	2020	<b>84</b>	<b>-43.3%</b>



**ACRE Commentary**

"The 5-year DOM average ('16-'20) for the month of July is 118 days, which is 86 days more than current results. Average DOM is anticipated to remain within the current range (10-60 days) for the foreseeable future."

**Historical Average DOM**

July	2020	<b>82</b>
July	2019	<b>90</b>
July	2018	<b>88</b>
July	2017	<b>172</b>
July	2016	<b>160</b>

<b>5-Year Avg:</b>	<b>118</b>
--------------------	------------

Graph: July 2011 - 2021  
(By month)

**Monthly Indicators**

**Recent Figures**

**Trends**

**Total Units Listed for Sale**

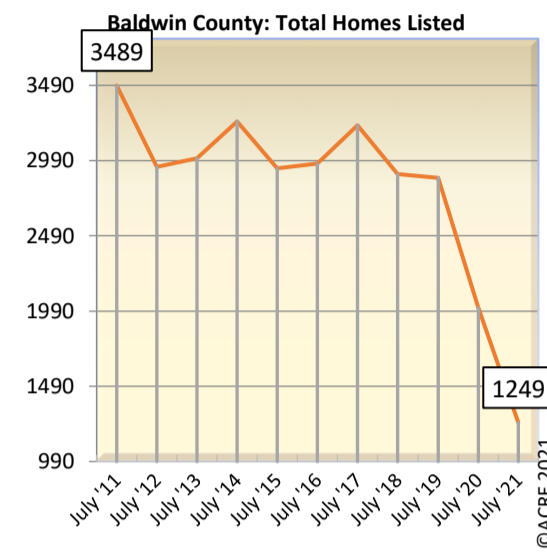
Baldwin County residential units available for sale during the current month decreased by 762 units from one year ago.

**Current Month**

vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

Inventory **Peak**  
**Trough**

July 2021	1,249	
June 2021	1,100	13.5%
July 2020	2,011	-37.9%
July 16-'20	2,797	-55.3%
July 2011	3,489	-64.2%
July 2021	1,249	0.0%



Graph: July 2011 - 2021  
(By month)

**ACRE Commentary**

"Historical data indicates that July inventory on average ('16-'20) increases 2.5% from June. The current month's inventory increased 13.5% from the previous month."

**Historical Total Units Listed**

July 2020	2,011
July 2019	2,875
July 2018	2,902
July 2017	3,226
July 2016	2,970

5-Year Avg: 2,797

**Inventory-to-Sales Ratio**

The inventory for sale divided by the current monthly sales volume equals the # of months of supply (market considered to be in balance at approximately 6 months).

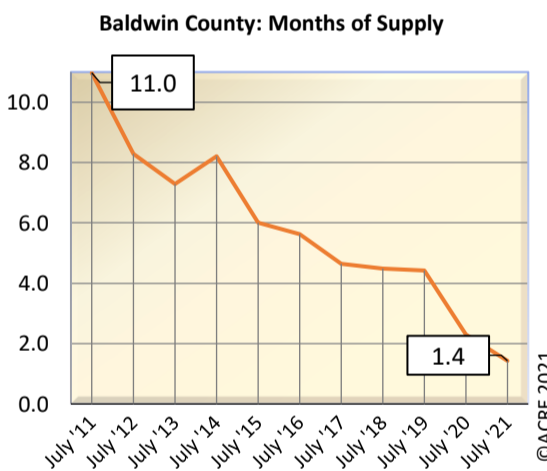
Baldwin County currently has 1.4 months of supply, decreasing 37.9% from one year ago.

**Current Month**

vs. Prior Month  
vs. Last Year  
vs. 5-Yr Avg

I/S Ratio **Peak**  
**Trough**

July 2021	1.4	
June 2021	1.0	38.1%
July 2020	2.3	-37.9%
July 16-'20	4.3	-66.7%
July 2011	11.0	-87.0%
July 2021	1.4	2.1%



Graph: July 2011 - 2021  
(By month)

**ACRE Commentary**

"June's 1.4 months of supply is 66.7% below the 5-year average of 4.3 months of supply. Baldwin County's current housing inventory is 4.6 months below equilibrium, indicating a continued transition where sellers typically have elevated bargaining power."

**Historical I/S Ratio**

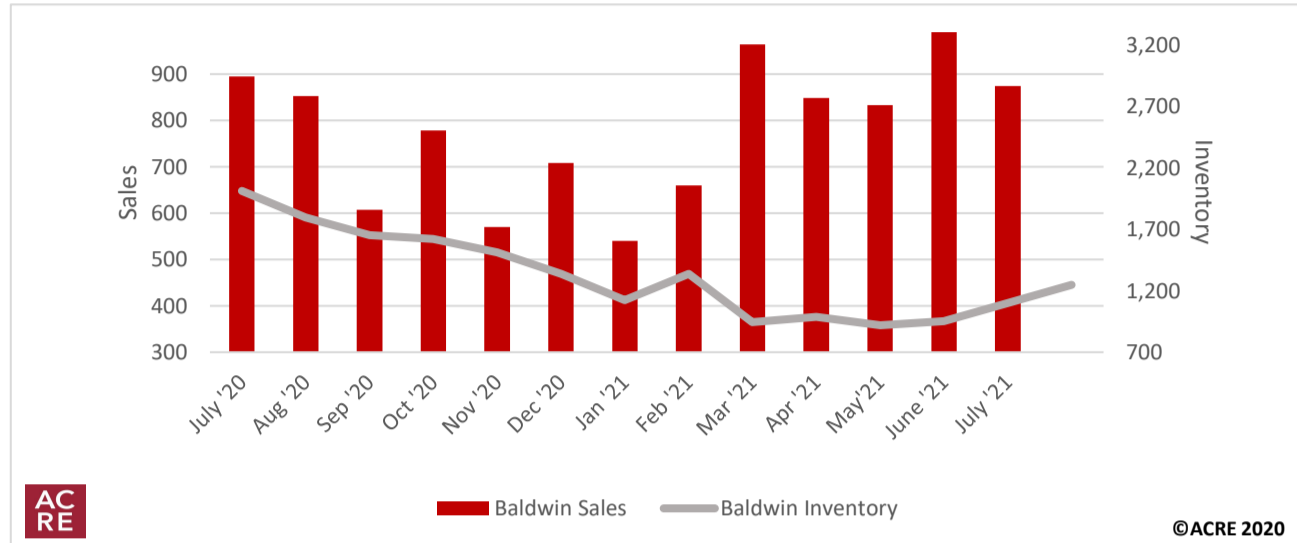
July 2020	2.3
July 2019	4.4
July 2018	4.5
July 2017	4.6
July 2016	5.6

5-Year Avg: 4.3

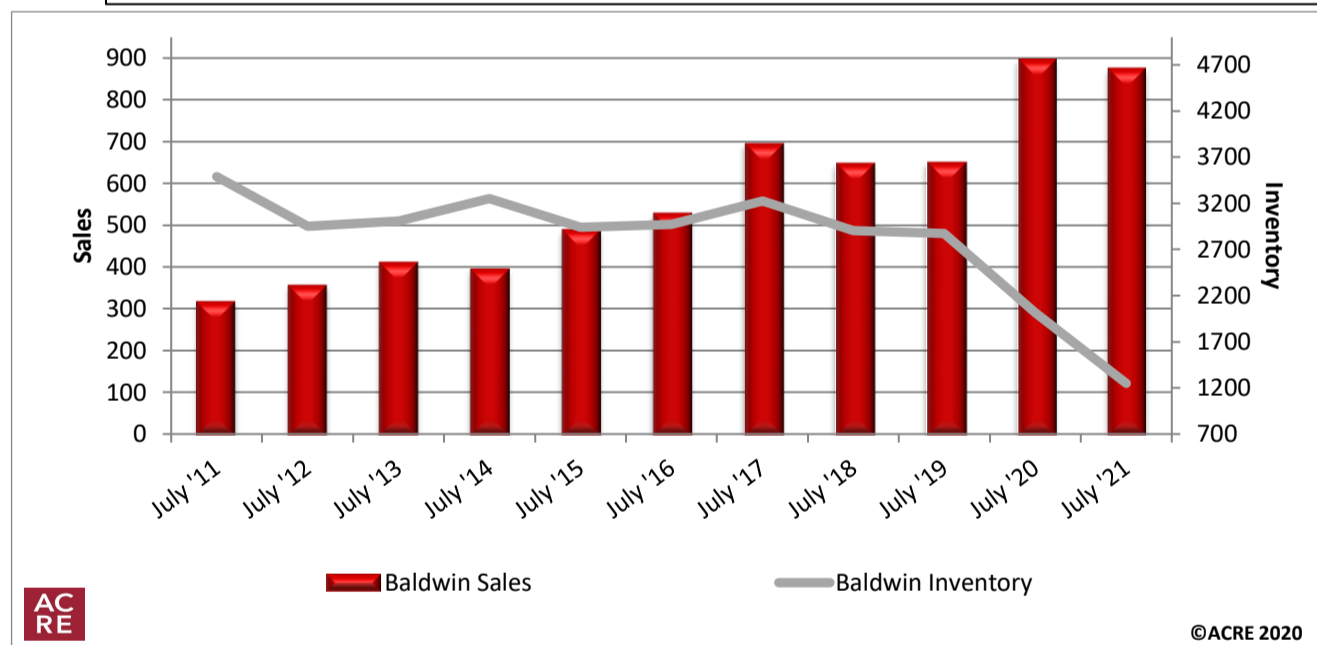
3-Year Avg: 3.7

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](http://www.acre.cba.ua.edu).

**Baldwin County: Residential Sales and Inventory**

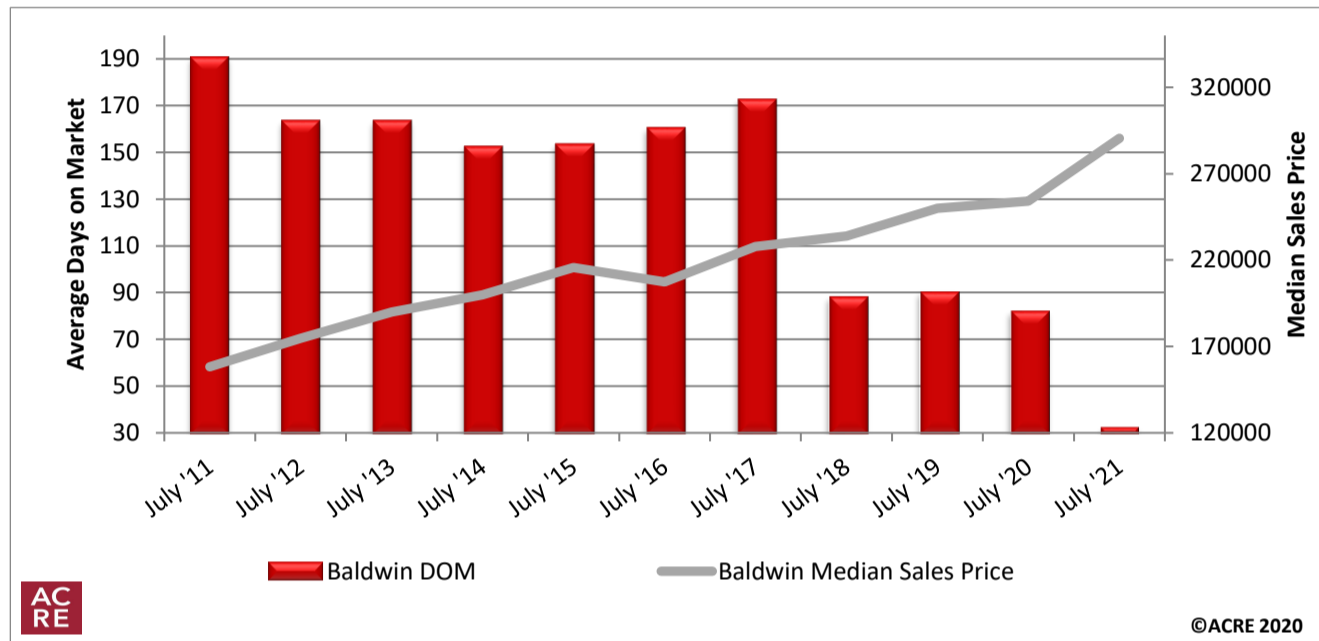


**Baldwin County: Historical Residential Sales and Inventory**



This report is compiled and brought to you by ACRE Research. You should not treat any information expressed in ACRE Reports as a specific inducement to make a particular investment or follow a particular strategy. The Alabama Center for Real Estate (ACRE) and/or its partners/work product sponsors does not guarantee and is not responsible for the accuracy or completeness of information, and provides said information without warranties of any kind. **All information presented herein is intended and should be used for educational purposes only.** Nothing herein should be construed as investment advice. You should always conduct your own research and due diligence and obtain professional advice before making any investment decision. All

Average Days on the Market and Median Sales Price



©ACRE 2020