



Baldwin County Condo Report – May 2015

Monthly Indicators

Recent Figures

Trends

Total Condo Sales

Baldwin condo sales for May '15 totaled 153 units, representing an increase of 7.7 percent when compared to the 142 units that were sold in May '14.

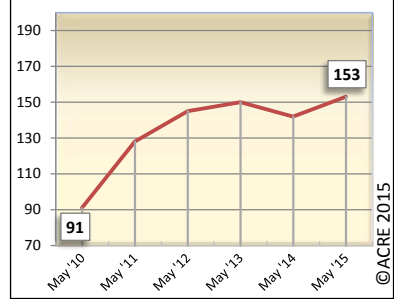
Current Month

vs. Prior Month	May	2015	153	
vs. Last Year	April	2015	162	-5.6%
vs. 5-Yr Avg	May	2014	142	7.7%
	May	10-'14	131	16.6%
vs. Peak	May	2015	153	0.0%
vs. Trough	May	2010	91	68.1%

Year to Date

vs. Prior Year	May	2015	674	
	May	2014	597	12.9%

Baldwin Condos: Total Sales



Graph: May: 2010 - 2015
(By Month)

ACRE Commentary

"Historical data indicates that May condo sales on average ('10-'14) increase from the month of April by 3.4 percent. May 2015 sales decreased by 5.6 percent from the prior month."

Historical Home Sales

May	2014	142
May	2013	150
May	2012	145
May	2011	128
May	2010	91

5- Year Avg:	131
3- Year Avg:	146

Median Sales Price

The median selling price for Baldwin County condominiums in May 2015 was \$261,000, a 7.6 percent increase from May 2014's median selling price of \$242,500.

Current Month

vs. Prior Month	May	2015	261,000	
vs. Last Year	April	2015	268,500	-2.8%
vs. 5-Yr Avg	May	2014	242,500	7.6%
	May	10-'14	220,920	18.1%
vs. Peak	May	2015	265,820	
vs. Trough	May	2014	302,650	-12.2%

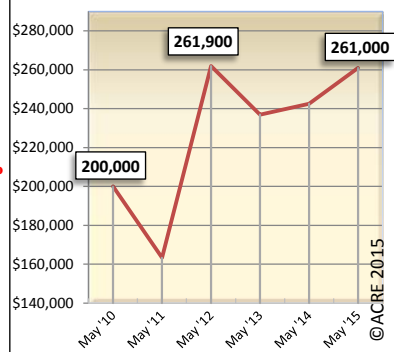
Year to Date

vs. Prior Year	May	2015	265,820	
	May	2014	302,650	-12.2%

Median Peak
Trough

May	2012	261,900	-0.3%
May	2011	163,250	59.9%

Baldwin Condos: Median Price



Graph: May: 2010 - 2015
(By Month)

ACRE Commentary

"Historical data indicates that May median sales prices on average ('10-'14) decrease by 7.0 percent from the month of April. The current median price decreased by 2.8 percent from the prior month."

Historical Median Selling Price

May	2014	242,500
May	2013	236,950
May	2012	261,900
May	2011	163,250
May	2010	200,000

5- Year Avg:	220,920
3- Year Avg:	247,117





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Average Sales Prices

The average selling price for Baldwin County condominiums for May 2015 was \$330,249, a 3.8 percent increase from May 2014's average selling price of \$318,139.

Current Month

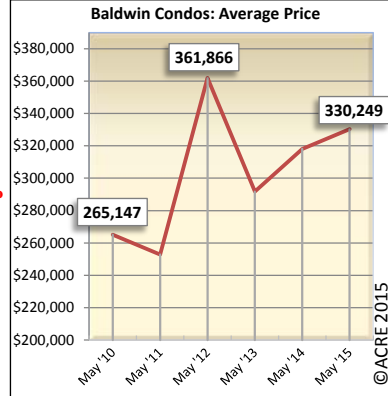
May 2015	330,249	
vs. Prior Month	April 2015	294,731 12.1%
vs. Last Year	May 2014	318,139 3.8%
vs. 5-Yr Avg	May 10-'14	297,942 10.8%

Year to Date

May 2015	302,152	
vs. Prior Year	May 2014	357,945 -15.6%

Average Peak Trough

May 2012	361,866	-8.7%
May 2011	252,832	30.6%



Graph: May: 2010 - 2015
(By Month)

ACRE Commentary

"Historical data indicates that May average condo sales prices on average ('10-'14) increased by 8.9 percent from the month of April. The May 2015 average price increased by 12.1 percent from the prior month."

Historical Average Selling Price

May 2014	318,139
May 2013	291,728
May 2012	361,866
May 2011	252,832
May 2010	265,147

5-Year Avg:	297,942
3-Year Avg:	323,911

Days on Market (DOM)

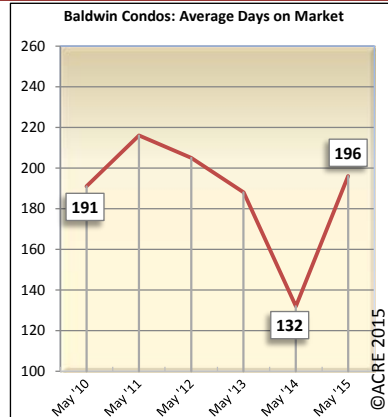
The average number of days that a Baldwin County condominium was on the market in May 2015 was 196. The number of days on market increased by 34 from May 2014.

Current Month

May 2015	196	
vs. Prior Month	April 2015	148 32.4%
vs. Last Year	May 2014	132 48.5%
vs. 5-Yr Avg	May 10-'14	186 5.2%

Year to Date

May 2015	174	
vs. Prior Year	May 2014	131 33.1%



Graph: May: 2010 - 2015
(By Month)

ACRE Commentary

"The 5-year DOM average ('10-'14) for the month of May is 186 days, which is 10 days below the current results. DOM is anticipated to remain within the current range (130 - 220 days) for the foreseeable future."

Historical Average DOM

May 2014	132
May 2013	188
May 2012	205
May 2011	216
May 2010	191

5-Year Avg:	186
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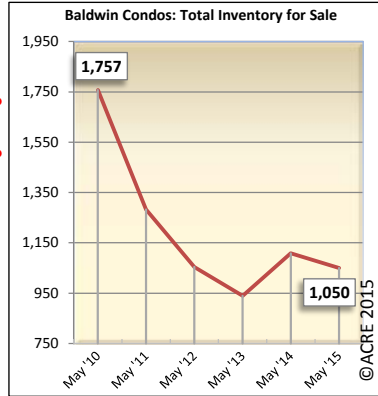
Trends

Total Condos Listed for Sale

Baldwin County condominiums available for sale in May 2015 decreased by **58 units** to a total of 1,050 when compared to last year's 1,108.

Current Month

Current Month	May	2015	1,050	
vs. Prior Month	April	2015	1,032	1.7%
vs. Last Year	May	2014	1,108	-5.2%
vs. 5-Yr Avg	May	10-'14	1,228	-14.5%
Inventory Peak	May	2010	1,757	-40.2%
Trough	May	2013	939	11.8%



Graph: May: 2010 - 2015
(By Month)

ACRE Commentary

"Historical data indicates that May inventory on average ('10-'14) decreases from the month of April by 0.6 percent. May's inventory increased by 1.7 percent when compared to last month's total of 1,032 condos."

Historical Total Homes Listed		
May	2014	1,108
May	2013	939
May	2012	1,054
May	2011	1,283
May	2010	1,757
5-Year Avg:		1,228

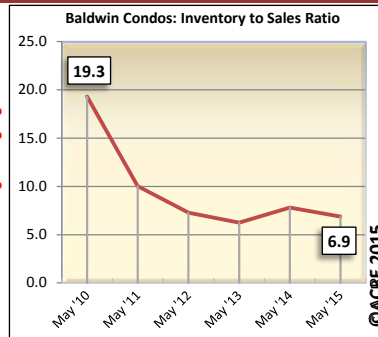
Inventory-to-Sales Ratio

The inventory of condos for sale divided by the current monthly sales volume equals the # of months of condo supply (Market considered to be in balance at approximately 6-7 months).

Baldwin County Condos currently has 6.9 months of supply, up from 6.4 months in April 2015 and down from 7.8 months in May 2014.

Current Month

Current Month	May	2015	6.9	
vs. Prior Month	April	2015	6.4	7.7%
vs. Last Year	May	2014	7.8	-12.0%
vs. 5-Yr Avg	May	10-'14	10.1	-32.3%
I/S Ratio Peak	May	2010	19.3	-64.5%
Trough	May	2013	6.3	9.6%



Graph: May: 2010 - 2015
(By Month)

ACRE Commentary

"Significant improvement has been experienced in this important indicator. The figures to the right reflect encouraging news for Baldwin County."

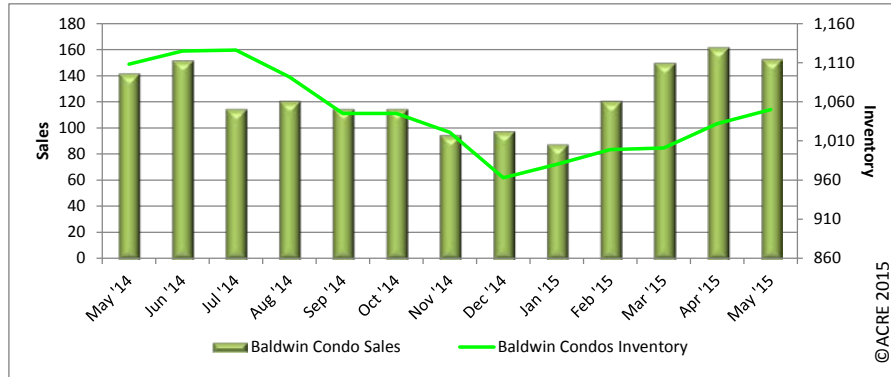
Historical I/S Ratio		
May	2014	7.8
May	2013	6.3
May	2012	7.3
May	2011	10.0
May	2010	19.3
5-Year Avg:		10.1
3-Year Avg:		7.1

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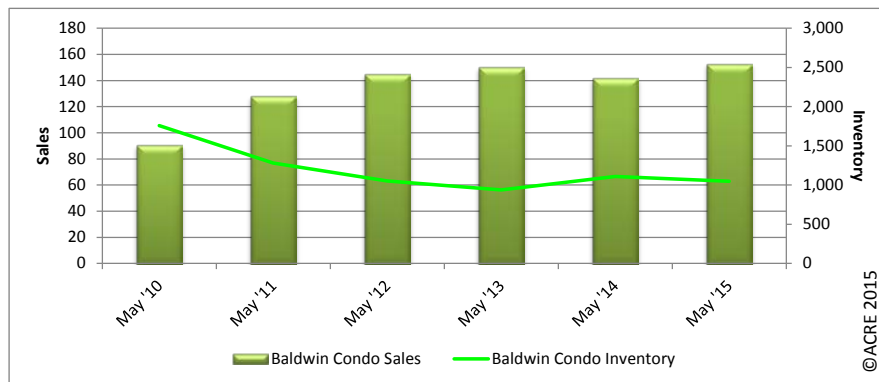




Condo Sales for May 2015



Historical Condos Sales in May of Each Year



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