



/ Area 10: Lookout Mountain

Inventory History

Current Inventory = the number of active listings on the market on the last day of each month.

Months Inventory = how many months it would take to sell out of inventory at the current month's sale's pace.

DOM = Days on Market

Month	Year	Monthly Sales	Avg ListPrice	Avg Sale Price	% Diff Sell/list	Avg DOM	Curr Inventory	Months Inventory
January	2006	3	\$275,633	\$260,333	94.45%	97.0	53	17.67
February	2006	1	\$184,900	\$191,205	103.41%	25.0	53	53.00
March	2006	7	\$516,971	\$467,786	90.49%	200.0	55	7.86
April	2006	6	\$478,367	\$468,900	98.02%	93.0	58	9.67
May	2006	5	\$1,162,000	\$1,126,500	96.94%	140.0	61	12.20
June	2006	11	\$564,391	\$511,441	90.62%	123.0	62	5.64
July	2006	6	\$480,383	\$414,083	86.20%	108.0	65	10.83
August	2006	9	\$430,322	\$394,072	91.58%	118.0	64	7.11
September	2006	7	\$495,614	\$418,786	84.50%	161.0	59	8.43
October	2006	6	\$262,900	\$258,833	98.45%	114.0	55	9.17
November	2006	8	\$252,450	\$239,288	94.79%	72.0	50	6.25
December	2006	8	\$373,438	\$353,938	94.78%	186.0	49	6.13
Total		77	\$456,447	\$425,430	93.20%	119.8	57	12.83
January	2007	4	\$584,500	\$548,750	93.88%	111.0	51	12.75
February	2007	5	\$350,700	\$343,560	97.96%	54.0	59	11.80
March	2007	6	\$450,317	\$436,917	97.02%	106.0	56	9.33
April	2007	4	\$347,450	\$319,250	91.88%	174.0	63	15.75
May	2007	10	\$352,230	\$341,080	96.83%	113.0	75	7.50
June	2007	3	\$241,000	\$235,000	97.51%	92.0	74	24.67
July	2007	4	\$317,175	\$307,950	97.09%	16.0	66	16.50
August	2007	4	\$687,225	\$652,475	94.94%	194.0	72	18.00
September	2007	2	\$339,000	\$322,000	94.99%	52.0	81	40.50
October	2007	2	\$409,450	\$396,500	96.84%	136.0	82	41.00
November	2007	6	\$292,017	\$280,900	96.19%	197.0	75	12.50
December	2007	2	\$1,200,000	\$1,132,500	94.38%	196.0	65	32.50

Total		52	\$464,255	\$443,074	95.44%	120.1	68	20.23
January	2008	N/A	\$0	\$0	0%	0.0	70	0
February	2008	5	\$681,600	\$638,900	93.74%	99.0	77	15.40
March	2008	6	\$580,200	\$494,207	85.18%	172.0	82	13.67
April	2008	4	\$227,100	\$210,625	92.75%	162.0	89	22.25
May	2008	5	\$226,700	\$214,100	94.44%	218.0	93	18.60
June	2008	10	\$495,590	\$459,550	92.73%	152.0	90	9.00
July	2008	5	\$739,600	\$618,100	83.57%	117.0	87	17.40
August	2008	4	\$259,250	\$244,975	94.49%	270.0	92	23.00
September	2008	7	\$449,000	\$416,714	92.81%	254.0	91	13.00
October	2008	4	\$554,725	\$457,250	82.43%	281.0	98	24.50
November	2008	1	\$315,000	\$298,500	94.76%	222.0	96	96.00
December	2008	4	\$347,750	\$329,250	94.68%	53.0	87	21.75
Total		55	\$443,320	\$398,379	89.86%	181.8	96	24.96
January	2009	3	\$197,967	\$178,133	89.98%	438.0	90	30.00
February	2009	5	\$345,780	\$324,637	93.89%	153.0	91	18.20
March	2009	7	\$636,750	\$617,143	96.92%	127.0	94	13.43
April	2009	2	\$560,000	\$519,250	92.72%	74.0	100	50.00
May	2009	12	\$295,025	\$242,605	82.23%	257.0	97	8.08
June	2009	7	\$472,186	\$441,479	93.50%	143.0	100	14.29
July	2009	5	\$243,360	\$232,980	95.73%	178.0	102	20.40
Total		41	\$393,010	\$365,175	92.92%	195.7	96	22.06
Total	2006-2009	225	\$439,258	\$408,015	92.89%	154.5	79	20.00

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