



/ Area 13: North Hamilton County/Soddy Daisy/Bakewell/Sale Creek/Middle Valley

Market Comparison: Year by Year

2001 – 2002

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2001 A	139	110	81	102	137	127	152	147	111	107	94	35
2002 A	87	67	70	78	82	74	82	94	87	51	69	53
%Diff A	-59.77%	-64.18%	-15.71%	-30.77%	-67.07%	-71.62%	-85.37%	-56.38%	-27.59%	-109.80%	-36.23%	33.96%
2001 P	7	6	6	7	9	9	18	10	8	7	14	37
2002 P	40	48	44	36	30	23	24	23	16	19	23	15
%Diff P	82.50%	87.50%	86.36%	80.56%	70.00%	60.87%	25.00%	56.52%	50.00%	63.16%	39.13%	-146.67%
2001 S	36	46	39	55	43	60	72	57	47	50	44	31
2002 S	30	43	48	46	41	51	50	56	50	49	39	47
%Diff S	-20.00%	-6.98%	18.75%	-19.57%	-4.88%	-17.65%	-44.00%	-1.79%	6.00%	-2.04%	-12.82%	34.04%
2001 W	10	11	13	25	20	13	17	18	16	15	16	9
2002 W	10	12	7	15	11	14	13	17	5	14	12	7
%Diff W	0.00%	8.33%	-85.71%	-66.67%	-81.82%	7.14%	-30.77%	-5.88%	-220.00%	-7.14%	-33.33%	-28.57%
2001 X	28	22	23	15	27	28	37	25	16	34	28	996
2002 X	30	22	9	16	14	14	16	16	13	26	20	25
%Diff X	6.67%	0.00%	-155.56%	6.25%	-92.86%	-100.00%	-131.25%	-56.25%	-23.08%	-30.77%	-40.00%	-3,884.00%

Dollar Volume of Sold Listings

	2001	2002	Diff	Chg
JAN	\$4,781,200	\$4,288,300	-492,900	-11.49%
FEB	\$6,147,824	\$5,309,928	-837,896	-15.78%
MAR	\$5,002,200	\$6,192,490	1,190,290	19.22%
APR	\$6,772,920	\$6,850,044	77,124	1.13%
MAY	\$6,422,275	\$5,451,182	-971,093	-17.81%
JUN	\$9,649,477	\$6,855,794	-2,793,683	-40.75%
JUL	\$10,654,625	\$6,319,557	-4,335,068	-68.60%
AUG	\$8,791,860	\$7,811,195	-980,665	-12.55%
SEP	\$7,792,220	\$7,634,409	-157,811	-2.07%
OCT	\$7,082,380	\$7,112,950	30,570	0.43%
NOV	\$6,761,527	\$5,729,350	-1,032,177	-18.02%
DEC	\$3,473,619	\$6,024,900	2,551,281	42.35%

2002 – 2003

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2002 A	87	67	70	78	82	74	82	94	87	51	69	53
2003 A	84	62	87	91	82	89	85	73	84	76	60	49
%Diff A	-3.57%	-8.06%	19.54%	14.29%	0.00%	16.85%	3.53%	-28.77%	-3.57%	32.89%	-15.00%	-8.16%
2002 P	40	48	44	36	30	23	24	23	16	19	23	15
2003 P	35	30	29	25	34	40	23	35	23	24	17	15
%Diff P	-14.29%	-60.00%	-51.72%	-44.00%	11.76%	42.50%	-4.35%	34.29%	30.43%	20.83%	-35.29%	0.00%
2002 S	30	43	48	46	41	51	50	56	50	49	39	47
2003 S	32	56	63	56	54	55	68	61	56	60	35	43
%Diff S	6.25%	23.21%	23.81%	17.86%	24.07%	7.27%	26.47%	8.20%	10.71%	18.33%	-11.43%	-9.30%
2002 W	10	12	7	15	11	14	13	17	5	14	12	7
2003 W	14	9	15	12	10	15	18	16	17	15	11	12
%Diff W	28.57%	-33.33%	53.33%	-25.00%	-10.00%	6.67%	27.78%	-6.25%	70.59%	6.67%	-9.09%	41.67%
2002 X	30	22	9	16	14	14	16	16	13	26	20	25
2003 X	23	11	21	16	21	23	21	15	20	16	21	26
%Diff X	-30.43%	-100.00%	57.14%	0.00%	33.33%	39.13%	23.81%	-6.67%	35.00%	-62.50%	4.76%	3.85%

Dollar Volume of Sold Listings

	2002	2003	Diff	Chg
JAN	\$4,288,300	\$4,970,700	682,400	13.73%
FEB	\$5,309,928	\$7,329,350	2,019,422	27.55%
MAR	\$6,192,490	\$9,271,285	3,078,795	33.21%
APR	\$6,850,044	\$8,405,100	1,555,056	18.50%
MAY	\$5,451,182	\$7,915,169	2,463,987	31.13%
JUN	\$6,855,794	\$8,000,099	1,144,305	14.30%
JUL	\$6,319,557	\$10,679,296	4,359,739	40.82%
AUG	\$7,811,195	\$9,209,933	1,398,738	15.19%
SEP	\$7,634,409	\$8,234,852	600,443	7.29%
OCT	\$7,112,950	\$7,992,055	879,105	11.00%
NOV	\$5,729,350	\$4,285,200	-1,444,150	-33.70%
DEC	\$6,024,900	\$6,272,755	247,855	3.95%

2003 – 2004

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2003 A	84	62	87	91	82	89	85	73	84	76	60	49
2004 A	82	67	90	113	94	93	93	91	91	90	76	50
%Diff A	-2.44%	7.46%	3.33%	19.47%	12.77%	4.30%	8.60%	19.78%	7.69%	15.56%	21.05%	2.00%
2003 P	35	30	29	25	34	40	23	35	23	24	17	15
2004 P	20	24	34	27	50	38	33	38	23	22	30	18
%Diff P	-75.00%	-25.00%	14.71%	7.41%	32.00%	-5.26%	30.30%	7.89%	0.00%	-9.09%	43.33%	16.67%
2003 S	32	56	63	56	54	55	68	61	56	60	35	43
2004 S	34	30	57	70	53	78	78	60	56	55	46	64
%Diff S	5.88%	-86.67%	-10.53%	20.00%	-1.89%	29.49%	12.82%	-1.67%	0.00%	-9.09%	23.91%	32.81%
2003 W	14	9	15	12	10	15	18	16	17	15	11	12
2004 W	18	18	19	14	10	20	8	16	17	16	17	17
%Diff W	22.22%	50.00%	21.05%	14.29%	0.00%	25.00%	-125.00%	0.00%	0.00%	6.25%	35.29%	29.41%
2003 X	23	11	21	16	21	23	21	15	20	16	21	26
2004 X	14	14	21	30	25	10	27	14	13	20	20	27
%Diff X	-64.29%	21.43%	0.00%	46.67%	16.00%	-130.00%	22.22%	-7.14%	-53.85%	20.00%	-5.00%	3.70%

Dollar Volume of Sold Listings

	2003	2004	Diff	Chg
JAN	\$4,970,700	\$5,113,850	143,150	2.80%
FEB	\$7,329,350	\$3,645,250	-3,684,100	-101.07%
MAR	\$9,271,285	\$8,100,748	-1,170,537	-14.45%
APR	\$8,405,100	\$11,151,831	2,746,731	24.63%
MAY	\$7,915,169	\$9,835,560	1,920,391	19.52%
JUN	\$8,000,099	\$13,701,123	5,701,024	41.61%
JUL	\$10,679,296	\$12,286,550	1,607,254	13.08%
AUG	\$9,209,933	\$10,552,285	1,342,352	12.72%
SEP	\$8,234,852	\$9,042,535	807,683	8.93%
OCT	\$7,992,055	\$9,320,380	1,328,325	14.25%
NOV	\$4,285,200	\$8,918,409	4,633,209	51.95%
DEC	\$6,272,755	\$11,166,288	4,893,533	43.82%

2004 – 2005

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2004 A	82	67	90	113	94	93	93	91	91	90	76	50
2005 A	91	80	101	83	93	97	99	96	104	80	71	66
%Diff A	9.89%	16.25%	10.89%	-36.14%	-1.08%	4.12%	6.06%	5.21%	12.50%	-12.50%	-7.04%	24.24%
2004 P	20	24	34	27	50	38	33	38	23	22	30	18
2005 P	23	28	42	23	31	63	38	55	44	42	35	26
%Diff P	13.04%	14.29%	19.05%	-17.39%	-61.29%	39.68%	13.16%	30.91%	47.73%	47.62%	14.29%	30.77%
2004 S	34	30	57	70	53	78	78	60	56	55	46	64
2005 S	33	44	76	46	45	76	68	68	59	68	56	56
%Diff S	-3.03%	31.82%	25.00%	-52.17%	-17.78%	-2.63%	-14.71%	11.76%	5.08%	19.12%	17.86%	-14.29%
2004 W	18	18	19	14	10	20	8	16	17	16	17	17
2005 W	17	36	30	14	27	23	23	13	12	13	10	10
%Diff W	-5.88%	50.00%	36.67%	0.00%	62.96%	13.04%	65.22%	-23.08%	-41.67%	-23.08%	-70.00%	-70.00%
2004 X	14	14	21	30	25	10	27	14	13	20	20	27
2005 X	29	14	33	25	17	18	25	17	24	24	20	26
%Diff X	51.72%	0.00%	36.36%	-20.00%	-47.06%	44.44%	-8.00%	17.65%	45.83%	16.67%	0.00%	-3.85%

Dollar Volume of Sold Listings

	2004	2005	Diff	Chg
JAN	\$5,113,850	\$5,986,318	872,468	14.57%
FEB	\$3,645,250	\$8,169,380	4,524,130	55.38%
MAR	\$8,100,748	\$14,261,422	6,160,674	43.20%
APR	\$11,151,831	\$7,730,010	-3,421,821	-44.27%
MAY	\$9,835,560	\$7,742,385	-2,093,175	-27.04%
JUN	\$13,701,123	\$14,541,375	840,252	5.78%
JUL	\$12,286,550	\$13,552,007	1,265,457	9.34%
AUG	\$10,552,285	\$11,995,218	1,442,933	12.03%
SEP	\$9,042,535	\$11,217,059	2,174,524	19.39%
OCT	\$9,320,380	\$12,681,131	3,360,751	26.50%
NOV	\$8,918,409	\$9,691,415	773,006	7.98%
DEC	\$11,166,288	\$9,523,466	-1,642,822	-17.25%

## 2005 – 2006

### Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2005 A</b>	91	80	101	83	93	97	99	96	104	80	71	66
<b>2006 A</b>	87	76	105	105	120	98	116	109	103	117	68	61
<b>%Diff A</b>	-4.60%	-5.26%	3.81%	20.95%	22.50%	1.02%	14.66%	11.93%	-0.97%	31.62%	-4.41%	-8.20%
<b>2005 P</b>	23	28	42	23	31	63	38	55	44	42	35	26
<b>2006 P</b>	39	37	49	33	48	38	39	56	42	24	33	24
<b>%Diff P</b>	41.03%	24.32%	14.29%	30.30%	35.42%	-65.79%	2.56%	1.79%	-4.76%	-75.00%	-6.06%	-8.33%
<b>2005 S</b>	33	44	76	46	45	76	68	68	59	68	56	56
<b>2006 S</b>	41	58	70	58	77	79	71	72	70	72	54	47
<b>%Diff S</b>	19.51%	24.14%	-8.57%	20.69%	41.56%	3.80%	4.23%	5.56%	15.71%	5.56%	-3.70%	-19.15%
<b>2005 W</b>	17	36	30	14	27	23	23	13	12	13	10	10
<b>2006 W</b>	15	17	10	13	19	18	19	24	25	33	22	19
<b>%Diff W</b>	-13.33%	-111.76%	-200.00%	-7.69%	-42.11%	-27.78%	-21.05%	45.83%	52.00%	60.61%	54.55%	47.37%
<b>2005 X</b>	29	14	33	25	17	18	25	17	24	24	20	26
<b>2006 X</b>	30	17	39	24	22	27	26	25	26	28	26	29
<b>%Diff X</b>	3.33%	17.65%	15.38%	-4.17%	22.73%	33.33%	3.85%	32.00%	7.69%	14.29%	23.08%	10.34%

### Dollar Volume of Sold Listings

	2005	2006	Diff	Chg
JAN	\$5,986,318	\$6,972,118	985,800	14.14%
FEB	\$8,169,380	\$11,874,635	3,705,255	31.20%
MAR	\$14,261,422	\$11,158,319	-3,103,103	-27.81%
APR	\$7,730,010	\$10,323,003	2,592,993	25.12%
MAY	\$7,742,385	\$14,312,748	6,570,363	45.91%
JUN	\$14,541,375	\$14,944,005	402,630	2.69%
JUL	\$13,552,007	\$12,785,362	-766,645	-6.00%
AUG	\$11,995,218	\$13,529,620	1,534,402	11.34%
SEP	\$11,217,059	\$11,674,696	457,637	3.92%
OCT	\$12,681,131	\$12,473,865	-207,266	-1.66%
NOV	\$9,691,415	\$8,450,847	-1,240,568	-14.68%
DEC	\$9,523,466	\$7,976,555	-1,546,911	-19.39%

2006 – 2007

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006 A	87	76	105	105	120	98	116	109	103	117	68	61
2007 A	99	116	131	120	124	113	110	101	79	92	75	40
%Diff A	12.12%	34.48%	19.85%	12.50%	3.23%	13.27%	-5.45%	-7.92%	-30.38%	-27.17%	9.33%	-52.50%
2006 P	39	37	49	33	48	38	39	56	42	24	33	24
2007 P	37	32	36	39	48	28	40	21	21	24	25	16
%Diff P	-5.41%	-15.63%	-36.11%	15.38%	0.00%	-35.71%	2.50%	-166.67%	-100.00%	0.00%	-32.00%	-50.00%
2006 S	41	58	70	58	77	79	71	72	70	72	54	47
2007 S	46	57	63	63	66	89	68	59	47	56	50	40
%Diff S	10.87%	-1.75%	-11.11%	7.94%	-16.67%	11.24%	-4.41%	-22.03%	-48.94%	-28.57%	-8.00%	-17.50%
2006 W	15	17	10	13	19	18	19	24	25	33	22	19
2007 W	13	20	22	27	30	37	25	28	17	24	17	16
%Diff W	-15.38%	15.00%	54.55%	51.85%	36.67%	51.35%	24.00%	14.29%	-47.06%	-37.50%	-29.41%	-18.75%
2006 X	30	17	39	24	22	27	26	25	26	28	26	29
2007 X	58	17	29	28	33	20	29	29	57	42	37	46
%Diff X	48.28%	0.00%	-34.48%	14.29%	33.33%	-35.00%	10.34%	13.79%	54.39%	33.33%	29.73%	36.96%

Dollar Volume of Sold Listings

	2006	2007	Diff	Chg
JAN	\$6,972,118	\$8,242,314	1,270,196	15.41%
FEB	\$11,874,635	\$8,531,900	-3,342,735	-39.18%
MAR	\$11,158,319	\$12,031,761	873,442	7.26%
APR	\$10,323,003	\$11,232,834	909,831	8.10%
MAY	\$14,312,748	\$12,439,464	-1,873,284	-15.06%
JUN	\$14,944,005	\$17,682,219	2,738,214	15.49%
JUL	\$12,785,362	\$12,804,360	18,998	0.15%
AUG	\$13,529,620	\$11,009,679	-2,519,941	-22.89%
SEP	\$11,674,696	\$8,914,676	-2,760,020	-30.96%
OCT	\$12,473,865	\$9,336,304	-3,137,561	-33.61%
NOV	\$8,450,847	\$8,844,119	393,272	4.45%
DEC	\$7,976,555	\$7,410,229	-566,326	-7.64%

**2007 – 2008**

**Number of Listings**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2007 A</b>	99	116	131	120	124	113	110	101	79	92	75	40
<b>2008 A</b>	68	85	93	87	83	117	92	87	86	75	56	52
<b>%Diff A</b>	-45.59%	-36.47%	-40.86%	-37.93%	-49.40%	3.42%	-19.57%	-16.09%	8.14%	-22.67%	-33.93%	23.08%
<b>2007 P</b>	37	32	36	39	48	28	40	21	21	24	25	16
<b>2008 P</b>	22	23	35	28	28	35	32	33	35	18	17	24
<b>%Diff P</b>	-68.18%	-39.13%	-2.86%	-39.29%	-71.43%	20.00%	-25.00%	36.36%	40.00%	-33.33%	-47.06%	33.33%
<b>2007 S</b>	46	57	63	63	66	89	68	59	47	56	50	40
<b>2008 S</b>	26	40	61	43	47	66	56	46	43	47	24	37
<b>%Diff S</b>	-76.92%	-42.50%	-3.28%	-46.51%	-40.43%	-34.85%	-21.43%	-28.26%	-9.30%	-19.15%	-108.33%	-8.11%
<b>2007 W</b>	13	20	22	27	30	37	25	28	17	24	17	16
<b>2008 W</b>	21	22	29	17	27	23	22	22	18	24	28	18
<b>%Diff W</b>	38.10%	9.09%	24.14%	-58.82%	-11.11%	-60.87%	-13.64%	-27.27%	5.56%	0.00%	39.29%	11.11%
<b>2007 X</b>	58	17	29	28	33	20	29	29	57	42	37	46
<b>2008 X</b>	83	31	36	34	20	20	32	31	29	39	32	46
<b>%Diff X</b>	30.12%	45.16%	19.44%	17.65%	-65.00%	0.00%	9.38%	6.45%	-96.55%	-7.69%	-15.63%	0.00%

**Dollar Volume of Sold Listings**

	2007	2008	Diff	Chg
JAN	\$8,242,314	\$3,880,066	-4,362,248	-112.43%
FEB	\$8,531,900	\$6,572,400	-1,959,500	-29.81%
MAR	\$12,031,761	\$10,343,180	-1,688,581	-16.33%
APR	\$11,232,834	\$6,852,639	-4,380,195	-63.92%
MAY	\$12,439,464	\$8,510,500	-3,928,964	-46.17%
JUN	\$17,682,219	\$12,808,803	-4,873,416	-38.05%
JUL	\$12,804,360	\$9,538,940	-3,265,420	-34.23%
AUG	\$11,009,679	\$8,326,054	-2,683,625	-32.23%
SEP	\$8,914,676	\$7,025,617	-1,889,059	-26.89%
OCT	\$9,336,304	\$8,025,182	-1,311,122	-16.34%
NOV	\$8,844,119	\$4,025,320	-4,818,799	-119.71%
DEC	\$7,410,229	\$5,951,951	-1,458,278	-24.50%

2008 – 2009

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2008 A	68	85	93	87	83	117	92	80
2009 A	79	82	92	97	97	108	94	56
%Diff A	13.92%	-3.66%	-1.09%	10.31%	14.43%	-8.33%	2.13%	-42.86%
2008 P	22	23	35	28	28	35	32	33
2009 P	21	24	29	28	23	30	28	12
%Diff P	-4.76%	4.17%	-20.69%	0.00%	-21.74%	-16.67%	-14.29%	-175.00%
2008 S	26	40	61	43	47	66	56	42
2009 S	25	33	38	32	49	51	57	30
%Diff S	-4.00%	-21.21%	-60.53%	-34.38%	4.08%	-29.41%	1.75%	-40.00%
2008 W	21	22	29	17	27	23	22	22
2009 W	31	20	27	24	27	33	23	28
%Diff W	32.26%	-10.00%	-7.41%	29.17%	0.00%	30.30%	4.35%	21.43%
2008 X	83	31	36	34	20	20	32	31
2009 X	52	24	32	28	33	26	35	24
%Diff X	-59.62%	-29.17%	-12.50%	-21.43%	39.39%	23.08%	8.57%	-29.17%

Dollar Volume of Sold Listings

	2008	2009	Diff	Chg
JAN	\$3,880,066	\$4,304,780	424,714	9.87%
FEB	\$6,572,400	\$5,950,891	-621,509	-10.44%
MAR	\$10,343,180	\$5,953,092	-4,390,088	-73.74%
APR	\$6,852,639	\$4,865,439	-1,987,200	-40.84%
MAY	\$8,510,500	\$9,354,182	843,682	9.02%
JUN	\$12,808,803	\$10,753,300	-2,055,503	-19.12%
JUL	\$9,538,940	\$8,732,760	-806,180	-9.23%
AUG	\$7,480,154	\$4,705,119	-2,775,035	-58.98%

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