



/ Area 18: Collegedale (Including Apison)

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	9	\$222,444	\$220,244	99.01%	82.0	79	8.78
February	2006	15	\$257,250	\$252,599	98.19%	93.0	100	6.67
March	2006	20	\$270,154	\$266,147	98.52%	136.0	95	4.75
April	2006	11	\$248,036	\$237,461	95.74%	94.0	110	10.00
May	2006	13	\$234,377	\$237,267	101.23%	177.0	106	8.15
June	2006	14	\$288,879	\$281,750	97.53%	66.0	101	7.21
July	2006	14	\$272,429	\$267,803	98.30%	171.0	90	6.43
August	2006	20	\$256,900	\$251,556	97.92%	130.0	105	5.25
September	2006	5	\$207,780	\$216,658	104.27%	192.0	115	23.00
October	2006	13	\$214,954	\$213,686	99.41%	133.0	126	9.69
November	2006	12	\$236,683	\$233,506	98.66%	93.0	124	10.33
December	2006	8	\$246,088	\$238,196	96.79%	65.0	127	15.88
Total		154	\$246,331	\$243,073	98.68%	119.3	107	9.68
January	2007	6	\$232,200	\$223,583	96.29%	88.0	126	21.00
February	2007	10	\$251,760	\$255,179	101.36%	125.0	125	12.50
March	2007	10	\$295,905	\$290,058	98.02%	138.0	139	13.90
April	2007	10	\$226,439	\$223,652	98.77%	125.0	137	13.70
May	2007	15	\$260,627	\$254,974	97.83%	124.0	136	9.07
June	2007	19	\$245,942	\$248,560	101.06%	108.0	136	7.16
July	2007	18	\$293,008	\$281,657	96.13%	92.0	132	7.33
August	2007	14	\$281,650	\$276,357	98.12%	118.0	137	9.79
September	2007	11	\$266,091	\$259,691	97.59%	161.0	134	12.18
October	2007	11	\$220,755	\$216,429	98.04%	154.0	130	11.82
November	2007	6	\$279,267	\$275,744	98.74%	100.0	139	23.17
December	2007	9	\$244,067	\$238,389	97.67%	35.0	136	15.11

Total		139	\$258,143	\$253,689	98.27%	114.0	134	13.06
January	2008	11	\$201,327	\$194,727	96.72%	80.0	137	12.45
February	2008	14	\$266,886	\$258,636	96.91%	140.0	131	9.36
March	2008	9	\$276,031	\$267,789	97.01%	208.0	131	14.56
April	2008	15	\$289,557	\$264,560	91.37%	104.0	129	8.60
May	2008	17	\$249,788	\$243,839	97.62%	156.0	135	7.94
June	2008	9	\$248,889	\$245,199	98.52%	158.0	132	14.67
July	2008	14	\$278,283	\$275,655	99.06%	173.0	131	9.36
August	2008	13	\$277,177	\$266,069	95.99%	131.0	130	10.00
September	2008	13	\$177,823	\$172,854	97.21%	100.0	119	9.15
October	2008	7	\$249,057	\$237,629	95.41%	141.0	117	16.71
November	2008	10	\$239,220	\$234,360	97.97%	140.0	112	11.20
December	2008	6	\$290,584	\$288,117	99.15%	125.0	104	17.33
Total		138	\$253,719	\$245,786	96.87%	138.0	126	11.78
January	2009	8	\$308,838	\$295,681	95.74%	160.0	105	13.13
February	2009	6	\$230,950	\$220,750	95.58%	80.0	110	18.33
March	2009	5	\$492,760	\$442,270	89.75%	249.0	112	22.40
April	2009	6	\$239,996	\$222,833	92.85%	106.0	111	18.50
May	2009	7	\$214,386	\$207,871	96.96%	160.0	113	16.14
June	2009	9	\$258,522	\$244,978	94.76%	137.0	112	12.44
July	2009	10	\$260,300	\$250,446	96.21%	187.0	106	10.60
Total		51	\$286,536	\$269,261	93.97%	154.1	110	15.93
Total	2006-2009	482	\$261,182	\$252,952	96.85%	131.3	119	12.75

Information deemed reliable but not guaranteed. This is a Broker opinion. Copyright: 2009 by the Chattanooga Association of Realtors MLS

Prepared by JOEL PRINCE of THE PRINCIPLE GROUP, INC