



/ Area 18: Collegedale (Including Apison)

Market Comparison: Year by Year

2001 – 2002

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2001 A	10	4	5	8	12	3	6	4	10	12	11	9
2002 A	15	7	15	20	16	10	15	21	13	7	11	5
%Diff A	33.33%	42.86%	66.67%	60.00%	25.00%	70.00%	60.00%	80.95%	23.08%	-71.43%	0.00%	-80.00%
2001 P	0	0	0	1	0	1	1	0	0	0	1	3
2002 P	2	3	8	3	3	4	2	7	2	10	6	3
%Diff P	100.00%	100.00%	100.00%	66.67%	100.00%	75.00%	50.00%	100.00%	100.00%	100.00%	83.33%	0.00%
2001 S	2	1	2	3	3	1	5	4	1	9	1	3
2002 S	1	3	8	4	5	10	9	8	11	7	13	4
%Diff S	-100.00%	66.67%	75.00%	25.00%	40.00%	90.00%	44.44%	50.00%	90.91%	-28.57%	92.31%	25.00%
2001 W	1	0	2	0	2	1	1	0	1	2	1	1
2002 W	3	2	4	4	3	3	4	5	4	3	3	0
%Diff W	66.67%	100.00%	50.00%	100.00%	33.33%	66.67%	75.00%	100.00%	75.00%	33.33%	66.67%	-100.00%
2001 X	1	2	0	1	0	1	1	3	0	1	3	90
2002 X	5	4	2	1	4	5	7	0	8	8	0	4
%Diff X	80.00%	50.00%	100.00%	0.00%	100.00%	80.00%	85.71%	-100.00%	100.00%	87.50%	-100.00%	-2,150.00%

Dollar Volume of Sold Listings

	2001	2002	Diff	Chg
JAN	\$215,000	\$315,000	100,000	31.75%
FEB	\$250,000	\$352,400	102,400	29.06%
MAR	\$278,227	\$1,235,000	956,773	77.47%
APR	\$377,000	\$697,700	320,700	45.97%
MAY	\$363,830	\$973,250	609,420	62.62%
JUN	\$106,000	\$1,586,700	1,480,700	93.32%
JUL	\$545,500	\$1,741,500	1,196,000	68.68%
AUG	\$786,500	\$1,091,900	305,400	27.97%
SEP	\$114,000	\$2,024,200	1,910,200	94.37%
OCT	\$2,434,400	\$1,020,250	-1,414,150	-138.61%
NOV	\$415,000	\$2,760,000	2,345,000	84.96%
DEC	\$493,500	\$1,495,500	1,002,000	67.00%

2002 – 2003

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2002 A	15	7	15	20	16	10	15	21	13	7	11	5
2003 A	13	11	15	16	17	12	11	21	17	15	18	13
%Diff A	-15.38%	36.36%	0.00%	-25.00%	5.88%	16.67%	-36.36%	0.00%	23.53%	53.33%	38.89%	61.54%
2002 P	2	3	8	3	3	4	2	7	2	10	6	3
2003 P	8	1	4	6	9	5	18	5	9	7	1	2
%Diff P	75.00%	-200.00%	-100.00%	50.00%	66.67%	20.00%	88.89%	-40.00%	77.78%	-42.86%	-500.00%	-50.00%
2002 S	1	3	8	4	5	10	9	8	11	7	13	4
2003 S	7	7	3	10	12	7	14	13	11	13	8	10
%Diff S	85.71%	57.14%	-166.67%	60.00%	58.33%	-42.86%	35.71%	38.46%	0.00%	46.15%	-62.50%	60.00%
2002 W	3	2	4	4	3	3	4	5	4	3	3	0
2003 W	5	2	2	3	0	3	2	6	6	4	3	1
%Diff W	40.00%	0.00%	-100.00%	-33.33%	-100.00%	0.00%	-100.00%	16.67%	33.33%	25.00%	0.00%	100.00%
2002 X	5	4	2	1	4	5	7	0	8	8	0	4
2003 X	8	1	3	5	3	10	4	2	9	0	5	5
%Diff X	37.50%	-300.00%	33.33%	80.00%	-33.33%	50.00%	-75.00%	100.00%	11.11%	-100.00%	100.00%	20.00%

Dollar Volume of Sold Listings

	2002	2003	Diff	Chg
JAN	\$315,000	\$1,276,750	961,750	75.33%
FEB	\$352,400	\$1,280,700	928,300	72.48%
MAR	\$1,235,000	\$560,500	-674,500	-120.34%
APR	\$697,700	\$1,987,400	1,289,700	64.89%
MAY	\$973,250	\$1,957,850	984,600	50.29%
JUN	\$1,586,700	\$1,454,325	-132,375	-9.10%
JUL	\$1,741,500	\$1,971,630	230,130	11.67%
AUG	\$1,091,900	\$2,400,000	1,308,100	54.50%
SEP	\$2,024,200	\$1,978,870	-45,330	-2.29%
OCT	\$1,020,250	\$2,345,529	1,325,279	56.50%
NOV	\$2,760,000	\$1,421,500	-1,338,500	-94.16%
DEC	\$1,495,500	\$2,206,000	710,500	32.21%

2003 – 2004

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2003 A	13	11	15	16	17	12	11	21	17	15	18	13
2004 A	11	11	16	9	25	26	15	14	16	18	16	8
%Diff A	-18.18%	0.00%	6.25%	-77.78%	32.00%	53.85%	26.67%	-50.00%	-6.25%	16.67%	-12.50%	-62.50%
2003 P	8	1	4	6	9	5	18	5	9	7	1	2
2004 P	6	4	6	3	8	6	4	5	1	10	4	6
%Diff P	-33.33%	75.00%	33.33%	-100.00%	-12.50%	16.67%	-350.00%	0.00%	-800.00%	30.00%	75.00%	66.67%
2003 S	7	7	3	10	12	7	14	13	11	13	8	10
2004 S	8	6	7	11	15	7	8	14	13	10	12	11
%Diff S	12.50%	-16.67%	57.14%	9.09%	20.00%	0.00%	-75.00%	7.14%	15.38%	-30.00%	33.33%	9.09%
2003 W	5	2	2	3	0	3	2	6	6	4	3	1
2004 W	8	6	5	3	3	3	3	4	0	3	3	3
%Diff W	37.50%	66.67%	60.00%	0.00%	100.00%	0.00%	33.33%	-50.00%	-100.00%	-33.33%	0.00%	66.67%
2003 X	8	1	3	5	3	10	4	2	9	0	5	5
2004 X	2	5	3	5	1	2	1	6	2	5	4	4
%Diff X	-300.00%	80.00%	0.00%	0.00%	-200.00%	-400.00%	-300.00%	66.67%	-350.00%	100.00%	-25.00%	-25.00%

Dollar Volume of Sold Listings

	2003	2004	Diff	Chg
JAN	\$1,276,750	\$1,722,200	445,450	25.87%
FEB	\$1,280,700	\$1,002,000	-278,700	-27.81%
MAR	\$560,500	\$1,158,821	598,321	51.63%
APR	\$1,987,400	\$2,526,930	539,530	21.35%
MAY	\$1,957,850	\$3,228,808	1,270,958	39.36%
JUN	\$1,454,325	\$1,437,200	-17,125	-1.19%
JUL	\$1,971,630	\$1,529,800	-441,830	-28.88%
AUG	\$2,400,000	\$2,693,050	293,050	10.88%
SEP	\$1,978,870	\$3,436,350	1,457,480	42.41%
OCT	\$2,345,529	\$2,095,000	-250,529	-11.96%
NOV	\$1,421,500	\$2,752,700	1,331,200	48.36%
DEC	\$2,206,000	\$2,504,000	298,000	11.90%

2004 – 2005

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2004 A	11	11	16	9	25	26	15	14	16	18	16	8
2005 A	20	36	29	34	18	19	13	23	15	27	17	25
%Diff A	45.00%	69.44%	44.83%	73.53%	-38.89%	-36.84%	-15.38%	39.13%	-6.67%	33.33%	5.88%	68.00%
2004 P	6	4	6	3	8	6	4	5	1	10	4	6
2005 P	3	11	9	9	12	19	20	8	11	14	16	10
%Diff P	-100.00%	63.64%	33.33%	66.67%	33.33%	68.42%	80.00%	37.50%	90.91%	28.57%	75.00%	40.00%
2004 S	8	6	7	11	15	7	8	14	13	10	12	11
2005 S	4	11	10	8	18	17	16	15	12	9	21	14
%Diff S	-100.00%	45.45%	30.00%	-37.50%	16.67%	58.82%	50.00%	6.67%	-8.33%	-11.11%	42.86%	21.43%
2004 W	8	6	5	3	3	3	3	4	0	3	3	3
2005 W	3	11	4	4	4	3	7	4	5	9	9	4
%Diff W	-166.67%	45.45%	-25.00%	25.00%	25.00%	0.00%	57.14%	0.00%	100.00%	66.67%	66.67%	25.00%
2004 X	2	5	3	5	1	2	1	6	2	5	4	4
2005 X	9	3	13	5	3	1	9	6	8	4	4	4
%Diff X	77.78%	-66.67%	76.92%	0.00%	66.67%	-100.00%	88.89%	0.00%	75.00%	-25.00%	0.00%	0.00%

Dollar Volume of Sold Listings

	2004	2005	Diff	Chg
JAN	\$1,722,200	\$1,092,700	-629,500	-57.61%
FEB	\$1,002,000	\$2,054,750	1,052,750	51.23%
MAR	\$1,158,821	\$1,921,163	762,342	39.68%
APR	\$2,526,930	\$2,103,800	-423,130	-20.11%
MAY	\$3,228,808	\$4,389,172	1,160,364	26.44%
JUN	\$1,437,200	\$3,588,950	2,151,750	59.95%
JUL	\$1,529,800	\$3,254,600	1,724,800	53.00%
AUG	\$2,693,050	\$3,327,605	634,555	19.07%
SEP	\$3,436,350	\$2,839,415	-596,935	-21.02%
OCT	\$2,095,000	\$1,396,259	-698,741	-50.04%
NOV	\$2,752,700	\$4,576,927	1,824,227	39.86%
DEC	\$2,504,000	\$3,260,905	756,905	23.21%

2005 – 2006

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2005 A	20	36	29	34	18	19	13	23	15	27	17	25
2006 A	14	41	23	25	15	19	31	38	25	27	18	13
%Diff A	-42.86%	12.20%	-26.09%	-36.00%	-20.00%	0.00%	58.06%	39.47%	40.00%	0.00%	5.56%	-92.31%
2005 P	3	11	9	9	12	19	20	8	11	14	16	10
2006 P	15	19	13	11	10	12	17	7	5	1	6	4
%Diff P	80.00%	42.11%	30.77%	18.18%	-20.00%	-58.33%	-17.65%	-14.29%	-120.00%	-1,300.00%	-166.67%	-150.00%
2005 S	4	11	10	8	18	17	16	15	12	9	21	14
2006 S	9	15	20	11	13	14	14	20	5	13	12	8
%Diff S	55.56%	26.67%	50.00%	27.27%	-38.46%	-21.43%	-14.29%	25.00%	-140.00%	30.77%	-75.00%	-75.00%
2005 W	3	11	4	4	4	3	7	4	5	9	9	4
2006 W	7	3	5	5	5	6	20	10	2	5	10	2
%Diff W	57.14%	-266.67%	20.00%	20.00%	20.00%	50.00%	65.00%	60.00%	-150.00%	-80.00%	10.00%	-100.00%
2005 X	9	3	13	5	3	1	9	6	8	4	4	4
2006 X	7	8	14	2	13	7	9	5	10	8	7	5
%Diff X	-28.57%	62.50%	7.14%	-150.00%	76.92%	85.71%	0.00%	-20.00%	20.00%	50.00%	42.86%	20.00%

Dollar Volume of Sold Listings

	2005	2006	Diff	Chg
JAN	\$1,092,700	\$1,982,200	889,500	44.87%
FEB	\$2,054,750	\$3,788,978	1,734,228	45.77%
MAR	\$1,921,163	\$5,322,935	3,401,772	63.91%
APR	\$2,103,800	\$2,612,066	508,266	19.46%
MAY	\$4,389,172	\$3,084,472	-1,304,700	-42.30%
JUN	\$3,588,950	\$3,944,500	355,550	9.01%
JUL	\$3,254,600	\$3,749,247	494,647	13.19%
AUG	\$3,327,605	\$5,031,130	1,703,525	33.86%
SEP	\$2,839,415	\$1,083,290	-1,756,125	-162.11%
OCT	\$1,396,259	\$2,777,921	1,381,662	49.74%
NOV	\$4,576,927	\$2,802,077	-1,774,850	-63.34%
DEC	\$3,260,905	\$1,905,571	-1,355,334	-71.12%

2006 – 2007

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006 A	14	41	23	25	15	19	31	38	25	27	18	13
2007 A	23	13	34	30	20	36	27	32	22	21	28	14
%Diff A	39.13%	-215.38%	32.35%	16.67%	25.00%	47.22%	-14.81%	-18.75%	-13.64%	-28.57%	35.71%	7.14%
2006 P	15	19	13	11	10	12	17	7	5	1	6	4
2007 P	5	8	6	10	8	10	12	11	10	5	3	5
%Diff P	-200.00%	-137.50%	-116.67%	-10.00%	-25.00%	-20.00%	-41.67%	36.36%	50.00%	80.00%	-100.00%	20.00%
2006 S	9	15	20	11	13	14	14	20	5	13	12	8
2007 S	6	10	10	10	15	19	18	14	11	11	6	9
%Diff S	-50.00%	-50.00%	-100.00%	-10.00%	13.33%	26.32%	22.22%	-42.86%	54.55%	-18.18%	-100.00%	11.11%
2006 W	7	3	5	5	5	6	20	10	2	5	10	2
2007 W	11	4	6	14	4	16	14	7	8	9	12	4
%Diff W	36.36%	25.00%	16.67%	64.29%	-25.00%	62.50%	-42.86%	-42.86%	75.00%	44.44%	16.67%	50.00%
2006 X	7	8	14	2	13	7	9	5	10	8	7	5
2007 X	14	16	10	13	10	10	14	14	14	17	4	5
%Diff X	50.00%	50.00%	-40.00%	84.62%	-30.00%	30.00%	35.71%	64.29%	28.57%	52.94%	-75.00%	0.00%

Dollar Volume of Sold Listings

	2006	2007	Diff	Chg
JAN	\$1,982,200	\$1,341,500	-640,700	-47.76%
FEB	\$3,788,978	\$2,551,789	-1,237,189	-48.48%
MAR	\$5,322,935	\$2,900,580	-2,422,355	-83.51%
APR	\$2,612,066	\$2,236,523	-375,543	-16.79%
MAY	\$3,084,472	\$3,824,603	740,131	19.35%
JUN	\$3,944,500	\$4,722,645	778,145	16.48%
JUL	\$3,749,247	\$5,069,820	1,320,573	26.05%
AUG	\$5,031,130	\$3,869,000	-1,162,130	-30.04%
SEP	\$1,083,290	\$2,856,597	1,773,307	62.08%
OCT	\$2,777,921	\$2,380,715	-397,206	-16.68%
NOV	\$2,802,077	\$1,654,462	-1,147,615	-69.36%
DEC	\$1,905,571	\$2,145,500	239,929	11.18%

2007 – 2008

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007 A	23	13	34	30	20	36	27	32	22	21	28	14
2008 A	25	20	18	22	28	20	24	22	14	20	12	23
%Diff A	8.00%	35.00%	-88.89%	-36.36%	28.57%	-80.00%	-12.50%	-45.45%	-57.14%	-5.00%	-133.33%	39.13%
2007 P	5	8	6	10	8	10	12	11	10	5	3	5
2008 P	12	11	5	12	5	11	8	7	6	9	5	2
%Diff P	58.33%	27.27%	-20.00%	16.67%	-60.00%	9.09%	-50.00%	-57.14%	-66.67%	44.44%	40.00%	-150.00%
2007 S	6	10	10	10	15	19	18	14	11	11	6	9
2008 S	11	14	9	15	17	8	13	12	12	7	10	6
%Diff S	45.45%	28.57%	-11.11%	33.33%	11.76%	-137.50%	-38.46%	-16.67%	8.33%	-57.14%	40.00%	-50.00%
2007 W	11	4	6	14	4	16	14	7	8	9	12	4
2008 W	7	12	8	4	4	3	4	5	11	7	6	10
%Diff W	-57.14%	66.67%	25.00%	-250.00%	0.00%	-433.33%	-250.00%	-40.00%	27.27%	-28.57%	-100.00%	60.00%
2007 X	14	16	10	13	10	10	14	14	14	17	4	5
2008 X	19	10	6	7	5	7	16	17	4	11	8	13
%Diff X	26.32%	-60.00%	-66.67%	-85.71%	-100.00%	-42.86%	12.50%	17.65%	-250.00%	-54.55%	50.00%	61.54%

Dollar Volume of Sold Listings

	2007	2008	Diff	Chg
JAN	\$1,341,500	\$2,142,000	800,500	37.37%
FEB	\$2,551,789	\$3,620,900	1,069,111	29.53%
MAR	\$2,900,580	\$2,410,099	-490,481	-20.35%
APR	\$2,236,523	\$3,968,398	1,731,875	43.64%
MAY	\$3,824,603	\$4,145,267	320,664	7.74%
JUN	\$4,722,645	\$2,084,795	-2,637,850	-126.53%
JUL	\$5,069,820	\$3,702,174	-1,367,646	-36.94%
AUG	\$3,869,000	\$3,071,900	-797,100	-25.95%
SEP	\$2,856,597	\$2,194,200	-662,397	-30.19%
OCT	\$2,380,715	\$1,663,400	-717,315	-43.12%
NOV	\$1,654,462	\$2,343,600	689,138	29.41%
DEC	\$2,145,500	\$1,728,700	-416,800	-24.11%

2008 – 2009

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2008 A	25	20	18	22	28	20	24	21
2009 A	26	17	19	16	22	19	13	17
%Diff A	3.85%	-17.65%	5.26%	-37.50%	-27.27%	-5.26%	-84.62%	-23.53%
2008 P	12	11	5	12	5	11	8	7
2009 P	4	3	11	6	3	7	8	6
%Diff P	-200.00%	-266.67%	54.55%	-100.00%	-66.67%	-57.14%	0.00%	-16.67%
2008 S	11	14	9	15	17	8	13	10
2009 S	8	6	5	6	7	9	10	7
%Diff S	-37.50%	-133.33%	-80.00%	-150.00%	-142.86%	11.11%	-30.00%	-42.86%
2008 W	7	12	8	4	4	3	4	5
2009 W	11	5	7	7	9	4	7	10
%Diff W	36.36%	-140.00%	-14.29%	42.86%	55.56%	25.00%	42.86%	50.00%
2008 X	19	10	6	7	5	7	16	14
2009 X	15	3	4	6	5	6	10	8
%Diff X	-26.67%	-233.33%	-50.00%	-16.67%	0.00%	-16.67%	-60.00%	-75.00%

Dollar Volume of Sold Listings

	2008	2009	Diff	Chg
JAN	\$2,142,000	\$2,365,450	223,450	9.45%
FEB	\$3,620,900	\$1,324,500	-2,296,400	-173.38%
MAR	\$2,410,099	\$2,211,350	-198,749	-8.99%
APR	\$3,968,398	\$1,337,000	-2,631,398	-196.81%
MAY	\$4,145,267	\$1,455,100	-2,690,167	-184.88%
JUN	\$2,084,795	\$2,204,800	120,005	5.44%
JUL	\$3,702,174	\$2,504,463	-1,197,711	-47.82%
AUG	\$2,359,900	\$1,640,700	-719,200	-43.83%

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Prepared by JOEL PRINCE of THE PRINCIPLE GROUP, INC