



/ Area 1: Tiftonia/Lookout Valley/Elder 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	4	\$337,225	\$335,088	99.37%	109.0	45	11.25
February	2006	2	\$460,408	\$427,815	92.92%	176.0	44	22.00
March	2006	9	\$264,153	\$262,336	99.31%	158.0	44	4.89
April	2006	7	\$229,971	\$229,286	99.70%	73.0	45	6.43
May	2006	16	\$310,845	\$307,113	98.80%	95.0	42	2.63
June	2006	17	\$284,928	\$284,029	99.68%	128.0	46	2.71
July	2006	11	\$265,552	\$260,405	98.06%	133.0	53	4.82
August	2006	5	\$191,800	\$193,141	100.70%	82.0	57	11.40
September	2006	5	\$194,051	\$191,014	98.43%	202.0	56	11.20
October	2006	6	\$176,938	\$179,633	101.52%	95.0	56	9.33
November	2006	6	\$268,800	\$263,900	98.18%	122.0	52	8.67
December	2006	7	\$267,257	\$258,286	96.64%	122.0	48	6.86
Total		95	\$270,994	\$266,004	98.16%	124.6	49	8.52
January	2007	8	\$152,725	\$146,262	95.77%	89.0	41	5.13
February	2007	4	\$250,200	\$252,875	101.07%	98.0	52	13.00
March	2007	7	\$266,557	\$272,557	102.25%	165.0	53	7.57
April	2007	6	\$226,840	\$222,250	97.98%	60.0	53	8.83
May	2007	12	\$209,267	\$204,442	97.69%	70.0	60	5.00
June	2007	9	\$310,550	\$300,133	96.65%	149.0	63	7.00
July	2007	6	\$252,967	\$245,500	97.05%	65.0	63	10.50
August	2007	4	\$303,350	\$301,873	99.51%	96.0	70	17.50
September	2007	8	\$366,325	\$360,438	98.39%	139.0	69	8.63
October	2007	7	\$454,171	\$431,903	95.10%	142.0	58	8.29
November	2007	5	\$291,870	\$277,020	94.91%	148.0	55	11.00
December	2007	4	\$577,475	\$487,000	84.33%	129.0	51	12.75

Total		80	\$305,191	\$291,854	95.63%	112.5	57	9.60
January	2008	2	\$424,900	\$400,950	94.36%	112.0	52	26.00
February	2008	8	\$176,792	\$167,538	94.77%	127.0	47	5.88
March	2008	6	\$194,700	\$190,668	97.93%	65.0	53	8.83
April	2008	2	\$149,900	\$144,858	96.64%	246.0	53	26.50
May	2008	5	\$235,800	\$221,240	93.83%	239.0	56	11.20
June	2008	4	\$370,600	\$328,625	88.67%	55.0	48	12.00
July	2008	7	\$193,850	\$183,279	94.55%	204.0	48	6.86
August	2008	3	\$427,500	\$400,000	93.57%	326.0	43	14.33
September	2008	4	\$219,675	\$214,250	97.53%	76.0	44	11.00
October	2008	4	\$176,425	\$162,312	92.00%	219.0	44	11.00
November	2008	1	\$19,900	\$14,500	72.86%	56.0	47	47.00
December	2008	2	\$207,450	\$203,950	98.31%	106.0	44	22.00
Total		48	\$233,124	\$219,348	94.09%	152.6	48	16.88
January	2009	2	\$372,200	\$357,450	96.04%	74.0	54	27.00
February	2009	2	\$169,900	\$159,000	93.58%	134.0	57	28.50
March	2009	1	\$260,000	\$232,500	89.42%	756.0	63	63.00
April	2009	5	\$408,740	\$365,700	89.47%	173.0	62	12.40
May	2009	3	\$96,433	\$89,383	92.69%	112.0	66	22.00
June	2009	7	\$251,229	\$240,557	95.75%	173.0	63	9.00
July	2009	5	\$357,430	\$335,000	93.72%	106.0	63	12.60
Total		25	\$273,705	\$254,227	92.88%	218.3	61	24.93
Total	2006-2009	248	\$270,754	\$257,858	95.24%	152.0	54	15.00

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