



/ Area 2: Downtown/St. Elmo/Highland Park/Avondale/Missionary Ridge

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	27	\$102,970	\$99,180	96.32%	107.0	516	19.11
February	2006	40	\$116,202	\$113,337	97.53%	146.0	521	13.03
March	2006	51	\$90,525	\$86,930	96.03%	122.0	567	11.12
April	2006	64	\$122,516	\$116,457	95.05%	113.0	561	8.77
May	2006	49	\$129,699	\$127,073	97.98%	120.0	609	12.43
June	2006	67	\$122,810	\$118,487	96.48%	138.0	601	8.97
July	2006	45	\$141,188	\$138,073	97.79%	147.0	603	13.40
August	2006	65	\$121,904	\$121,924	100.02%	127.0	607	9.34
September	2006	45	\$78,293	\$75,626	96.59%	147.0	611	13.58
October	2006	65	\$363,571	\$358,931	98.72%	231.0	644	9.91
November	2006	39	\$170,668	\$166,317	97.45%	141.0	629	16.13
December	2006	33	\$76,767	\$74,055	96.47%	114.0	586	17.76
Total		590	\$136,426	\$133,033	97.51%	137.8	588	12.80
January	2007	29	\$79,993	\$75,416	94.28%	123.0	589	20.31
February	2007	43	\$98,060	\$95,080	96.96%	113.0	648	15.07
March	2007	67	\$96,401	\$92,264	95.71%	111.0	614	9.16
April	2007	45	\$94,568	\$89,042	94.16%	152.0	572	12.71
May	2007	71	\$158,845	\$152,368	95.92%	174.0	587	8.27
June	2007	53	\$99,289	\$94,375	95.05%	122.0	603	11.38
July	2007	37	\$115,642	\$112,520	97.30%	107.0	648	17.51
August	2007	48	\$69,331	\$65,727	94.80%	121.0	632	13.17
September	2007	38	\$73,311	\$68,894	93.97%	79.0	604	15.89
October	2007	48	\$83,812	\$80,757	96.35%	108.0	598	12.46
November	2007	49	\$79,067	\$75,461	95.44%	190.0	626	12.78
December	2007	41	\$133,086	\$124,210	93.33%	86.0	588	14.34

Total		569	\$98,450	\$93,843	95.32%	123.8	609	13.59
January	2008	41	\$92,703	\$88,369	95.32%	108.0	589	14.37
February	2008	30	\$67,082	\$62,047	92.49%	119.0	620	20.67
March	2008	37	\$77,411	\$73,787	95.32%	122.0	606	16.38
April	2008	41	\$137,578	\$131,661	95.70%	118.0	619	15.10
May	2008	39	\$123,304	\$117,741	95.49%	90.0	669	17.15
June	2008	36	\$93,024	\$89,811	96.55%	79.0	648	18.00
July	2008	35	\$115,716	\$110,385	95.39%	111.0	627	17.91
August	2008	34	\$99,087	\$94,422	95.29%	100.0	615	18.09
September	2008	31	\$121,949	\$118,784	97.40%	166.0	572	18.45
October	2008	44	\$145,800	\$142,741	97.90%	126.0	562	12.77
November	2008	39	\$177,086	\$171,797	97.01%	139.0	541	13.87
December	2008	46	\$214,340	\$206,832	96.50%	78.0	539	11.72
Total		453	\$122,090	\$117,365	96.13%	113.0	601	16.21
January	2009	25	\$148,832	\$145,108	97.50%	195.0	545	21.80
February	2009	22	\$126,677	\$118,796	93.78%	121.0	549	24.95
March	2009	36	\$144,364	\$138,456	95.91%	169.0	544	15.11
April	2009	36	\$102,284	\$99,056	96.84%	105.0	511	14.19
May	2009	34	\$119,833	\$118,391	98.80%	179.0	482	14.18
June	2009	32	\$97,572	\$87,948	90.14%	127.0	486	15.19
July	2009	38	\$70,119	\$65,746	93.76%	88.0	502	13.21
Total		223	\$115,669	\$110,500	95.53%	140.6	517	16.95
Total	2006-2009	1835	\$118,159	\$113,685	96.21%	129.0	579	15.00

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