



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

Market Comparison: Year by Year

2001 – 2002

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2001 A	78	75	78	65	81	50	59	72	58	75	60	46
2002 A	61	51	45	67	59	36	55	69	44	66	55	41
%Diff A	-27.87%	-47.06%	-73.33%	2.99%	-37.29%	-38.89%	-7.27%	-4.35%	-31.82%	-13.64%	-9.09%	-12.20%
2001 P	5	4	14	9	7	10	9	9	6	16	11	19
2002 P	33	41	25	41	31	32	20	28	25	39	39	32
%Diff P	84.85%	90.24%	44.00%	78.05%	77.42%	68.75%	55.00%	67.86%	76.00%	58.97%	71.79%	40.63%
2001 S	34	24	23	23	24	31	28	42	18	27	39	25
2002 S	21	33	30	37	28	42	35	30	31	37	37	28
%Diff S	-61.90%	27.27%	23.33%	37.84%	14.29%	26.19%	20.00%	-40.00%	41.94%	27.03%	-5.41%	10.71%
2001 W	5	7	9	11	11	9	10	10	7	18	5	9
2002 W	12	5	8	4	12	2	7	12	17	12	8	4
%Diff W	58.33%	-40.00%	-12.50%	-175.00%	8.33%	-350.00%	-42.86%	16.67%	58.82%	-50.00%	37.50%	-125.00%
2001 X	30	13	24	16	20	23	29	27	25	34	27	596
2002 X	23	24	23	22	23	22	37	19	31	39	18	32
%Diff X	-30.43%	45.83%	-4.35%	27.27%	13.04%	-4.55%	21.62%	-42.11%	19.35%	12.82%	-50.00%	-1,762.50%

Dollar Volume of Sold Listings

	2001	2002	Diff	Chg
JAN	\$2,402,928	\$923,200	-1,479,728	-160.28%
FEB	\$1,193,500	\$1,485,690	292,190	19.67%
MAR	\$2,067,740	\$1,358,350	-709,390	-52.22%
APR	\$1,960,455	\$1,815,505	-144,950	-7.98%
MAY	\$2,280,520	\$4,402,635	2,122,115	48.20%
JUN	\$1,982,559	\$1,895,125	-87,434	-4.61%
JUL	\$1,611,450	\$2,039,753	428,303	21.00%
AUG	\$2,602,803	\$1,491,163	-1,111,640	-74.55%
SEP	\$1,048,400	\$1,597,905	549,505	34.39%
OCT	\$2,056,807	\$2,724,908	668,101	24.52%
NOV	\$2,578,820	\$2,328,700	-250,120	-10.74%
DEC	\$1,003,405	\$1,649,750	646,345	39.18%

2002 – 2003

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2002 A	61	51	45	67	59	36	55	69	44	66	55	41
2003 A	70	68	62	76	37	67	71	75	84	86	55	51
%Diff A	12.86%	25.00%	27.42%	11.84%	-59.46%	46.27%	22.54%	8.00%	47.62%	23.26%	0.00%	19.61%
2002 P	33	41	25	41	31	32	20	28	25	39	39	32
2003 P	28	33	25	33	21	22	32	25	32	24	22	22
%Diff P	-17.86%	-24.24%	0.00%	-24.24%	-47.62%	-45.45%	37.50%	-12.00%	21.88%	-62.50%	-77.27%	-45.45%
2002 S	21	33	30	37	28	42	35	30	31	37	37	28
2003 S	37	38	41	34	35	22	30	34	27	36	41	34
%Diff S	43.24%	13.16%	26.83%	-8.82%	20.00%	-90.91%	-16.67%	11.76%	-14.81%	-2.78%	9.76%	17.65%
2002 W	12	5	8	4	12	2	7	12	17	12	8	4
2003 W	8	7	12	13	6	14	14	10	10	20	20	6
%Diff W	-50.00%	28.57%	33.33%	69.23%	-100.00%	85.71%	50.00%	-20.00%	-70.00%	40.00%	60.00%	33.33%
2002 X	23	24	23	22	23	22	37	19	31	39	18	32
2003 X	31	12	14	19	35	24	41	38	28	24	15	40
%Diff X	25.81%	-100.00%	-64.29%	-15.79%	34.29%	8.33%	9.76%	50.00%	-10.71%	-62.50%	-20.00%	20.00%

Dollar Volume of Sold Listings

	2002	2003	Diff	Chg
JAN	\$923,200	\$2,687,709	1,764,509	65.65%
FEB	\$1,485,690	\$2,952,185	1,466,495	49.67%
MAR	\$1,358,350	\$4,490,184	3,131,834	69.75%
APR	\$1,815,505	\$3,530,900	1,715,395	48.58%
MAY	\$4,402,635	\$3,657,410	-745,225	-20.38%
JUN	\$1,895,125	\$2,222,450	327,325	14.73%
JUL	\$2,039,753	\$2,774,045	734,292	26.47%
AUG	\$1,491,163	\$2,432,410	941,247	38.70%
SEP	\$1,597,905	\$1,427,511	-170,394	-11.94%
OCT	\$2,724,908	\$2,508,380	-216,528	-8.63%
NOV	\$2,328,700	\$2,763,650	434,950	15.74%
DEC	\$1,649,750	\$2,254,170	604,420	26.81%

2003 – 2004

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2003 A	70	68	62	76	37	67	71	75	84	86	55	51
2004 A	76	83	80	77	85	100	113	86	39	67	53	64
%Diff A	7.89%	18.07%	22.50%	1.30%	56.47%	33.00%	37.17%	12.79%	-115.38%	-28.36%	-3.77%	20.31%
2003 P	28	33	25	33	21	22	32	25	32	24	22	22
2004 P	31	34	46	43	38	39	25	30	32	29	33	33
%Diff P	9.68%	2.94%	45.65%	23.26%	44.74%	43.59%	-28.00%	16.67%	0.00%	17.24%	33.33%	33.33%
2003 S	37	38	41	34	35	22	30	34	27	36	41	34
2004 S	25	37	43	64	41	51	43	32	42	28	37	34
%Diff S	-48.00%	-2.70%	4.65%	46.88%	14.63%	56.86%	30.23%	-6.25%	35.71%	-28.57%	-10.81%	0.00%
2003 W	8	7	12	13	6	14	14	10	10	20	20	6
2004 W	11	21	6	16	14	47	21	22	12	20	23	16
%Diff W	27.27%	66.67%	-100.00%	18.75%	57.14%	70.21%	33.33%	54.55%	16.67%	0.00%	13.04%	62.50%
2003 X	31	12	14	19	35	24	41	38	28	24	15	40
2004 X	50	27	30	30	36	31	48	23	27	51	33	84
%Diff X	38.00%	55.56%	53.33%	36.67%	2.78%	22.58%	14.58%	-65.22%	-3.70%	52.94%	54.55%	52.38%

Dollar Volume of Sold Listings

	2003	2004	Diff	Chg
JAN	\$2,687,709	\$1,700,800	-986,909	-58.03%
FEB	\$2,952,185	\$3,253,527	301,342	9.26%
MAR	\$4,490,184	\$3,084,580	-1,405,604	-45.57%
APR	\$3,530,900	\$3,958,550	427,650	10.80%
MAY	\$3,657,410	\$4,842,800	1,185,390	24.48%
JUN	\$2,222,450	\$4,700,087	2,477,637	52.71%
JUL	\$2,774,045	\$4,372,958	1,598,913	36.56%
AUG	\$2,432,410	\$2,551,400	118,990	4.66%
SEP	\$1,427,511	\$3,611,405	2,183,894	60.47%
OCT	\$2,508,380	\$2,184,900	-323,480	-14.81%
NOV	\$2,763,650	\$2,564,879	-198,771	-7.75%
DEC	\$2,254,170	\$3,493,314	1,239,144	35.47%

2004 – 2005

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2004 A	76	83	80	77	85	100	113	86	39	67	53	64
2005 A	106	55	86	124	143	99	101	86	102	108	71	68
%Diff A	28.30%	-50.91%	6.98%	37.90%	40.56%	-1.01%	-11.88%	0.00%	61.76%	37.96%	25.35%	5.88%
2004 P	31	34	46	43	38	39	25	30	32	29	33	33
2005 P	28	31	30	42	38	45	53	61	54	46	27	30
%Diff P	-10.71%	-9.68%	-53.33%	-2.38%	0.00%	13.33%	52.83%	50.82%	40.74%	36.96%	-22.22%	-10.00%
2004 S	25	37	43	64	41	51	43	32	42	28	37	34
2005 S	29	33	49	30	34	40	37	56	55	49	44	41
%Diff S	13.79%	-12.12%	12.24%	-113.33%	-20.59%	-27.50%	-16.22%	42.86%	23.64%	42.86%	15.91%	17.07%
2004 W	11	21	6	16	14	47	21	22	12	20	23	16
2005 W	20	12	12	14	15	23	35	26	65	25	17	16
%Diff W	45.00%	-75.00%	50.00%	-14.29%	6.67%	-104.35%	40.00%	15.38%	81.54%	20.00%	-35.29%	0.00%
2004 X	50	27	30	30	36	31	48	23	27	51	33	84
2005 X	40	20	20	24	29	39	90	68	28	37	30	44
%Diff X	-25.00%	-35.00%	-50.00%	-25.00%	-24.14%	20.51%	46.67%	66.18%	3.57%	-37.84%	-10.00%	-90.91%

Dollar Volume of Sold Listings

	2004	2005	Diff	Chg
JAN	\$1,700,800	\$4,533,120	2,832,320	62.48%
FEB	\$3,253,527	\$2,271,700	-981,827	-43.22%
MAR	\$3,084,580	\$5,141,210	2,056,630	40.00%
APR	\$3,958,550	\$2,417,299	-1,541,251	-63.76%
MAY	\$4,842,800	\$5,369,685	526,885	9.81%
JUN	\$4,700,087	\$5,076,449	376,362	7.41%
JUL	\$4,372,958	\$2,857,371	-1,515,587	-53.04%
AUG	\$2,551,400	\$5,023,978	2,472,578	49.22%
SEP	\$3,611,405	\$5,496,701	1,885,296	34.30%
OCT	\$2,184,900	\$6,295,204	4,110,304	65.29%
NOV	\$2,564,879	\$4,917,015	2,352,136	47.84%
DEC	\$3,493,314	\$5,308,843	1,815,529	34.20%

2005 – 2006

Number Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2005 A	106	55	86	124	143	99	101	86	102	108	71	68
2006 A	109	78	145	117	151	102	80	117	84	126	69	58
%Diff A	2.75%	29.49%	40.69%	-5.98%	5.30%	2.94%	-26.25%	26.50%	-21.43%	14.29%	-2.90%	-17.24%
2005 P	28	31	30	42	38	45	53	61	54	46	27	30
2006 P	50	35	57	79	69	41	42	53	38	33	27	29
%Diff P	44.00%	11.43%	47.37%	46.84%	44.93%	-9.76%	-26.19%	-15.09%	-42.11%	-39.39%	0.00%	-3.45%
2005 S	29	33	49	30	34	40	37	56	55	49	44	41
2006 S	27	40	51	64	49	67	45	65	45	65	39	33
%Diff S	-7.41%	17.50%	3.92%	53.13%	30.61%	40.30%	17.78%	13.85%	-22.22%	24.62%	-12.82%	-24.24%
2005 W	20	12	12	14	15	23	35	26	65	25	17	16
2006 W	31	11	32	19	38	19	13	42	16	22	34	20
%Diff W	35.48%	-9.09%	62.50%	26.32%	60.53%	-21.05%	-169.23%	38.10%	-306.25%	-13.64%	50.00%	20.00%
2005 X	40	20	20	24	29	39	90	68	28	37	30	44
2006 X	38	37	55	33	75	51	69	37	40	51	35	86
%Diff X	-5.26%	45.95%	63.64%	27.27%	61.33%	23.53%	-30.43%	-83.78%	30.00%	27.45%	14.29%	48.84%

Dollar Volume of Sold Listings

	2005	2006	Diff	Chg
JAN	\$4,533,120	\$2,677,870	-1,855,250	-69.28%
FEB	\$2,271,700	\$4,533,499	2,261,799	49.89%
MAR	\$5,141,210	\$4,433,451	-707,759	-15.96%
APR	\$2,417,299	\$7,453,241	5,035,942	67.57%
MAY	\$5,369,685	\$6,226,599	856,914	13.76%
JUN	\$5,076,449	\$7,938,642	2,862,193	36.05%
JUL	\$2,857,371	\$6,213,300	3,355,929	54.01%
AUG	\$5,023,978	\$7,925,088	2,901,110	36.61%
SEP	\$5,496,701	\$3,403,150	-2,093,551	-61.52%
OCT	\$6,295,204	\$23,330,497	17,035,293	73.02%
NOV	\$4,917,015	\$6,486,365	1,569,350	24.19%
DEC	\$5,308,843	\$2,443,820	-2,865,023	-117.24%

2006 – 2007

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006 A	109	78	145	117	151	102	80	117	84	126	69	58
2007 A	122	153	97	75	100	161	153	84	92	82	102	66
%Diff A	10.66%	49.02%	-49.48%	-56.00%	-51.00%	36.65%	47.71%	-39.29%	8.70%	-53.66%	32.35%	12.12%
2006 P	50	35	57	79	69	41	42	53	38	33	27	29
2007 P	43	42	36	46	48	33	45	33	31	33	13	40
%Diff P	-16.28%	16.67%	-58.33%	-71.74%	-43.75%	-24.24%	6.67%	-60.61%	-22.58%	0.00%	-107.69%	27.50%
2006 S	27	40	51	64	49	67	45	65	45	65	39	33
2007 S	29	43	67	45	71	53	37	48	38	48	49	41
%Diff S	6.90%	6.98%	23.88%	-42.22%	30.99%	-26.42%	-21.62%	-35.42%	-18.42%	-35.42%	20.41%	19.51%
2006 W	31	11	32	19	38	19	13	42	16	22	34	20
2007 W	48	60	41	30	31	73	51	36	41	22	37	25
%Diff W	35.42%	81.67%	21.95%	36.67%	-22.58%	73.97%	74.51%	-16.67%	60.98%	0.00%	8.11%	20.00%
2006 X	38	37	55	33	75	51	69	37	40	51	35	86
2007 X	99	32	73	54	43	40	60	58	49	51	31	58
%Diff X	61.62%	-15.63%	24.66%	38.89%	-74.42%	-27.50%	-15.00%	36.21%	18.37%	0.00%	-12.90%	-48.28%

Dollar Volume of Sold Listings

	2006	2007	Diff	Chg
JAN	\$2,677,870	\$2,187,050	-490,820	-22.44%
FEB	\$4,533,499	\$4,088,437	-445,062	-10.89%
MAR	\$4,433,451	\$6,181,715	1,748,264	28.28%
APR	\$7,453,241	\$4,006,887	-3,446,354	-86.01%
MAY	\$6,226,599	\$10,818,151	4,591,552	42.44%
JUN	\$7,938,642	\$5,001,876	-2,936,766	-58.71%
JUL	\$6,213,300	\$4,163,257	-2,050,043	-49.24%
AUG	\$7,925,088	\$3,154,913	-4,770,175	-151.20%
SEP	\$3,403,150	\$2,617,977	-785,173	-29.99%
OCT	\$23,330,497	\$3,876,344	-19,454,153	-501.87%
NOV	\$6,486,365	\$3,697,604	-2,788,761	-75.42%
DEC	\$2,443,820	\$5,092,590	2,648,770	52.01%

2007 – 2008

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007 A	122	153	97	75	100	161	153	84	92	82	102	66
2008 A	90	104	83	109	159	97	79	77	60	86	47	75
%Diff A	-35.56%	-47.12%	-16.87%	31.19%	37.11%	-65.98%	-93.67%	-9.09%	-53.33%	4.65%	-117.02%	12.00%
2007 P	43	42	36	46	48	33	45	33	31	33	13	40
2008 P	21	22	27	22	154	64	30	26	29	18	17	15
%Diff P	-104.76%	-90.91%	-33.33%	-109.09%	68.83%	48.44%	-50.00%	-26.92%	-6.90%	-83.33%	23.53%	-166.67%
2007 S	29	43	67	45	71	53	37	48	38	48	49	41
2008 S	41	30	37	41	39	32	33	30	31	42	39	45
%Diff S	29.27%	-43.33%	-81.08%	-9.76%	-82.05%	-65.63%	-12.12%	-60.00%	-22.58%	-14.29%	-25.64%	8.89%
2007 W	48	60	41	30	31	73	51	36	41	22	37	25
2008 W	29	23	37	44	29	32	40	28	49	31	31	24
%Diff W	-65.52%	-160.87%	-10.81%	31.82%	-6.90%	-128.13%	-27.50%	-28.57%	16.33%	29.03%	-19.35%	-4.17%
2007 X	99	32	73	54	43	40	60	58	49	51	31	58
2008 X	69	55	44	42	66	43	76	55	31	55	32	45
%Diff X	-43.48%	41.82%	-65.91%	-28.57%	34.85%	6.98%	21.05%	-5.45%	-58.06%	7.27%	3.13%	-28.89%

Dollar Volume of Sold Listings

	2007	2008	Diff	Chg
JAN	\$2,187,050	\$3,623,110	1,436,060	39.64%
FEB	\$4,088,437	\$1,861,397	-2,227,040	-119.64%
MAR	\$6,181,715	\$2,730,107	-3,451,608	-126.43%
APR	\$4,006,887	\$5,398,101	1,391,214	25.77%
MAY	\$10,818,151	\$4,591,883	-6,226,268	-135.59%
JUN	\$5,001,876	\$3,117,999	-1,883,877	-60.42%
JUL	\$4,163,257	\$3,810,575	-352,682	-9.26%
AUG	\$3,154,913	\$2,877,796	-277,117	-9.63%
SEP	\$2,617,977	\$3,682,301	1,064,324	28.90%
OCT	\$3,876,344	\$5,990,700	2,114,356	35.29%
NOV	\$3,697,604	\$6,700,100	3,002,496	44.81%
DEC	\$5,092,590	\$9,474,256	4,381,666	46.25%

2008 – 2009

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2008 A	90	104	83	109	159	97	79	68
2009 A	61	86	65	85	84	113	100	73
%Diff A	-47.54%	-20.93%	-27.69%	-28.24%	-89.29%	14.16%	21.00%	6.85%
2008 P	21	22	27	22	154	64	30	20
2009 P	22	30	34	38	26	29	26	13
%Diff P	4.55%	26.67%	20.59%	42.11%	-492.31%	-120.69%	-15.38%	-53.85%
2008 S	41	30	37	41	39	32	33	23
2009 S	25	22	35	36	34	32	38	25
%Diff S	-64.00%	-36.36%	-5.71%	-13.89%	-14.71%	0.00%	13.16%	8.00%
2008 W	29	23	37	44	29	32	40	27
2009 W	15	29	22	47	42	31	37	26
%Diff W	-93.33%	20.69%	-68.18%	6.38%	30.95%	-3.23%	-8.11%	-3.85%
2008 X	69	55	44	42	66	43	76	52
2009 X	72	40	33	55	45	56	49	39
%Diff X	4.17%	-37.50%	-33.33%	23.64%	-46.67%	23.21%	-55.10%	-33.33%

Dollar Volume of Sold Listings

	2008	2009	Diff	Chg
JAN	\$3,623,110	\$3,627,700	4,590	0.13%
FEB	\$1,861,397	\$2,613,515	752,118	28.78%
MAR	\$2,730,107	\$4,904,422	2,174,315	44.33%
APR	\$5,398,101	\$3,565,999	-1,832,102	-51.38%
MAY	\$4,591,883	\$4,025,285	-566,598	-14.08%
JUN	\$3,117,999	\$2,814,333	-303,666	-10.79%
JUL	\$3,810,575	\$2,498,336	-1,312,239	-52.52%
AUG	\$2,227,396	\$3,867,946	1,640,550	42.41%

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