



## / Area 3: East 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	16	\$94,319	\$89,692	95.09%	128.0	95	5.94
February	2006	14	\$140,732	\$138,469	98.39%	88.0	103	7.36
March	2006	25	\$101,544	\$100,681	99.15%	67.0	103	4.12
April	2006	30	\$119,225	\$114,990	96.45%	87.0	114	3.80
May	2006	19	\$118,832	\$116,850	98.33%	87.0	116	6.11
June	2006	36	\$111,235	\$109,675	98.60%	59.0	108	3.00
July	2006	25	\$113,528	\$111,634	98.33%	117.0	115	4.60
August	2006	25	\$115,363	\$112,934	97.89%	81.0	119	4.76
September	2006	16	\$108,444	\$106,891	98.57%	90.0	125	7.81
October	2006	20	\$116,195	\$114,115	98.21%	97.0	121	6.05
November	2006	18	\$109,563	\$106,885	97.56%	86.0	127	7.06
December	2006	21	\$107,736	\$105,274	97.71%	88.0	112	5.33
<b>Total</b>		<b>265</b>	<b>\$113,060</b>	<b>\$110,674</b>	<b>97.89%</b>	<b>89.6</b>	<b>113</b>	<b>5.50</b>
January	2007	16	\$104,576	\$102,110	97.64%	110.0	113	7.06
February	2007	16	\$104,381	\$102,886	98.57%	82.0	122	7.63
March	2007	31	\$111,234	\$107,904	97.01%	109.0	125	4.03
April	2007	24	\$113,325	\$111,469	98.36%	87.0	122	5.08
May	2007	25	\$101,334	\$98,906	97.60%	97.0	136	5.44
June	2007	28	\$117,761	\$115,201	97.83%	98.0	139	4.96
July	2007	24	\$120,654	\$118,008	97.81%	104.0	144	6.00
August	2007	30	\$115,229	\$112,284	97.44%	99.0	143	4.77
September	2007	26	\$109,269	\$104,373	95.52%	89.0	160	6.15
October	2007	16	\$121,631	\$116,356	95.66%	82.0	143	8.94
November	2007	19	\$102,221	\$99,930	97.76%	101.0	129	6.79
December	2007	18	\$104,194	\$102,828	98.69%	94.0	131	7.28

<b>Total</b>		<b>273</b>	<b>\$110,484</b>	<b>\$107,688</b>	<b>97.47%</b>	<b>96.0</b>	<b>134</b>	<b>6.18</b>
January	2008	10	\$110,840	\$108,582	97.96%	68.0	139	13.90
February	2008	14	\$108,886	\$105,466	96.86%	102.0	145	10.36
March	2008	20	\$109,132	\$105,441	96.62%	112.0	129	6.45
April	2008	15	\$96,007	\$94,180	98.10%	81.0	135	9.00
May	2008	27	\$114,441	\$110,295	96.38%	107.0	147	5.44
June	2008	19	\$109,774	\$106,026	96.59%	106.0	149	7.84
July	2008	13	\$138,062	\$136,061	98.55%	90.0	147	11.31
August	2008	23	\$111,337	\$107,818	96.84%	112.0	142	6.17
September	2008	22	\$132,860	\$128,610	96.80%	97.0	131	5.95
October	2008	15	\$103,248	\$100,710	97.54%	103.0	123	8.20
November	2008	14	\$109,050	\$104,629	95.95%	93.0	129	9.21
December	2008	13	\$99,427	\$96,415	96.97%	129.0	126	9.69
<b>Total</b>		<b>205</b>	<b>\$111,922</b>	<b>\$108,686</b>	<b>97.11%</b>	<b>100.0</b>	<b>137</b>	<b>8.63</b>
January	2009	9	\$99,733	\$92,433	92.68%	117.0	133	14.78
February	2009	13	\$71,320	\$70,637	99.04%	91.0	128	9.85
March	2009	16	\$99,675	\$97,106	97.42%	134.0	138	8.63
April	2009	12	\$129,175	\$122,952	95.18%	114.0	155	12.92
May	2009	24	\$101,083	\$99,187	98.12%	67.0	149	6.21
June	2009	21	\$84,372	\$80,335	95.22%	94.0	148	7.05
July	2009	25	\$101,412	\$95,919	94.58%	121.0	148	5.92
<b>Total</b>		<b>120</b>	<b>\$98,110</b>	<b>\$94,081</b>	<b>95.89%</b>	<b>105.4</b>	<b>143</b>	<b>9.34</b>
<b>Total</b>	<b>2006-2009</b>	<b>863</b>	<b>\$108,394</b>	<b>\$105,282</b>	<b>97.13%</b>	<b>97.8</b>	<b>132</b>	<b>7.50</b>

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