



/ Area 3: East 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	52	43	69	56	55	41	61	40	34	63	30	10
2002 A	21	18	22	38	22	22	24	27	25	34	27	21
%Diff A	-147.62%	-138.89%	-213.64%	-47.37%	-150.00%	-86.36%	-154.17%	-48.15%	-36.00%	-85.29%	-11.11%	52.38%
2001 P	4	3	2	2	10	9	5	6	5	3	9	17
2002 P	12	12	11	14	14	6	3	9	8	9	8	6
%Diff P	66.67%	75.00%	81.82%	85.71%	28.57%	-50.00%	-66.67%	33.33%	37.50%	66.67%	-12.50%	-183.33%
2001 S	14	24	19	27	33	28	22	26	24	24	30	14
2002 S	12	9	13	13	15	13	16	16	11	18	17	12
%Diff S	-16.67%	-166.67%	-46.15%	-107.69%	-120.00%	-115.38%	-37.50%	-62.50%	-118.18%	-33.33%	-76.47%	-16.67%
2001 X	21	7	10	15	10	9	8	10	9	9	12	379
2002 X	9	6	3	3	10	9	13	6	6	17	10	9
%Diff X	-133.33%	-16.67%	-233.33%	-400.00%	0.00%	0.00%	38.46%	-66.67%	-50.00%	47.06%	-20.00%	-4,111.11%

Dollar Volume of Sold Listings

	2001	2002	Diff	Chg
JAN	\$1,232,075	\$989,600	-242,475	-24.50%
FEB	\$1,966,590	\$731,900	-1,234,690	-168.70%
MAR	\$1,604,100	\$1,158,050	-446,050	-38.52%
APR	\$2,776,850	\$1,130,150	-1,646,700	-145.71%
MAY	\$2,671,947	\$1,373,201	-1,298,746	-94.58%
JUN	\$2,783,900	\$1,252,337	-1,531,563	-122.30%
JUL	\$2,031,013	\$1,520,401	-510,612	-33.58%
AUG	\$2,066,100	\$1,577,700	-488,400	-30.96%
SEP	\$2,382,500	\$817,400	-1,565,100	-191.47%
OCT	\$2,200,600	\$1,457,250	-743,350	-51.01%
NOV	\$2,591,400	\$1,239,600	-1,351,800	-109.05%
DEC	\$1,319,950	\$973,927	-346,023	-35.53%

2002 - 2003

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2002 A	21	18	22	38	22	22	24	27	25	34	27	21
2003 A	24	25	28	38	22	30	30	33	25	34	12	16
%Diff A	12.50%	28.00%	21.43%	0.00%	0.00%	26.67%	20.00%	18.18%	0.00%	0.00%	-125.00%	-31.25%
2002 P	12	12	11	14	14	6	3	9	8	9	8	6
2003 P	11	10	17	17	15	17	19	12	9	17	9	5
%Diff P	-9.09%	-20.00%	35.29%	17.65%	6.67%	64.71%	84.21%	25.00%	11.11%	47.06%	11.11%	-20.00%
2002 S	12	9	13	13	15	13	16	16	11	18	17	12
2003 S	13	17	19	23	29	13	15	21	20	17	17	23
%Diff S	7.69%	47.06%	31.58%	43.48%	48.28%	0.00%	-6.67%	23.81%	45.00%	-5.88%	0.00%	47.83%
2002 X	9	6	3	3	10	9	13	6	6	17	10	9
2003 X	9	6	6	9	4	8	10	11	6	15	4	9
%Diff X	0.00%	0.00%	50.00%	66.67%	-150.00%	-12.50%	-30.00%	45.45%	0.00%	-13.33%	-150.00%	0.00%

Dollar Volume of Sold Listings

	2002	2003	Diff	Chg
JAN	\$989,600	\$1,113,950	124,350	11.16%
FEB	\$731,900	\$1,626,102	894,202	54.99%
MAR	\$1,158,050	\$1,672,100	514,050	30.74%
APR	\$1,130,150	\$2,249,680	1,119,530	49.76%
MAY	\$1,373,201	\$2,688,480	1,315,279	48.92%
JUN	\$1,252,337	\$1,187,300	-65,037	-5.48%
JUL	\$1,520,401	\$1,192,601	-327,800	-27.49%
AUG	\$1,577,700	\$1,915,900	338,200	17.65%
SEP	\$817,400	\$1,911,480	1,094,080	57.24%
OCT	\$1,457,250	\$1,537,425	80,175	5.21%
NOV	\$1,239,600	\$1,483,850	244,250	16.46%
DEC	\$973,927	\$2,151,100	1,177,173	54.72%

2003 - 2004

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2003 A	24	25	28	38	22	30	30	33	25	34	12	16
2004 A	21	23	31	40	39	30	52	42	37	33	27	17
%Diff A	-14.29%	-8.70%	9.68%	5.00%	43.59%	0.00%	42.31%	21.43%	32.43%	-3.03%	55.56%	5.88%
2003 P	11	10	17	17	15	17	19	12	9	17	9	5
2004 P	6	10	12	23	11	7	8	12	12	14	9	14
%Diff P	-83.33%	0.00%	-41.67%	26.09%	-36.36%	-142.86%	-137.50%	0.00%	25.00%	-21.43%	0.00%	64.29%
2003 S	13	17	19	23	29	13	15	21	20	17	17	23
2004 S	12	15	14	25	25	15	21	19	18	26	22	15
%Diff S	-8.33%	-13.33%	-35.71%	8.00%	-16.00%	13.33%	28.57%	-10.53%	-11.11%	34.62%	22.73%	-53.33%
2003 X	9	6	6	9	4	8	10	11	6	15	4	9
2004 X	9	2	10	9	5	4	2	9	11	7	6	19
%Diff X	0.00%	-200.00%	40.00%	0.00%	20.00%	-100.00%	-400.00%	-22.22%	45.45%	-114.29%	33.33%	52.63%

Dollar Volume of Sold Listings

	2003	2004	Diff	Chg
JAN	\$1,113,950	\$1,152,900	38,950	3.38%
FEB	\$1,626,102	\$1,374,600	-251,502	-18.30%
MAR	\$1,672,100	\$1,307,900	-364,200	-27.85%
APR	\$2,249,680	\$2,724,450	474,770	17.43%
MAY	\$2,688,480	\$2,648,999	-39,481	-1.49%
JUN	\$1,187,300	\$1,546,500	359,200	23.23%
JUL	\$1,192,601	\$1,959,100	766,499	39.13%
AUG	\$1,915,900	\$2,040,525	124,625	6.11%
SEP	\$1,911,480	\$2,044,584	133,104	6.51%
OCT	\$1,537,425	\$2,632,560	1,095,135	41.60%
NOV	\$1,483,850	\$1,944,100	460,250	23.67%
DEC	\$2,151,100	\$1,363,790	-787,310	-57.73%

2004 - 2005

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2004 A	21	23	31	40	39	30	52	42	37	33	27	17
2005 A	34	30	29	29	40	26	30	37	38	28	16	23
%Diff A	38.24%	23.33%	-6.90%	-37.93%	2.50%	-15.38%	-73.33%	-13.51%	2.63%	-17.86%	-68.75%	26.09%
2004 P	6	10	12	23	11	7	8	12	12	14	9	14
2005 P	13	10	16	16	10	18	14	12	11	12	7	9
%Diff P	53.85%	0.00%	25.00%	-43.75%	-10.00%	61.11%	42.86%	0.00%	-9.09%	-16.67%	-28.57%	-55.56%
2004 S	12	15	14	25	25	15	21	19	18	26	22	15
2005 S	14	19	25	21	26	20	29	29	19	20	18	18
%Diff S	14.29%	21.05%	44.00%	-19.05%	3.85%	25.00%	27.59%	34.48%	5.26%	-30.00%	-22.22%	16.67%
2004 X	9	2	10	9	5	4	2	9	11	7	6	19
2005 X	18	13	7	7	3	3	3	9	8	13	12	4
%Diff X	50.00%	84.62%	-42.86%	-28.57%	-66.67%	-33.33%	33.33%	0.00%	-37.50%	46.15%	50.00%	-375.00%

Dollar Volume of Sold Listings

	2004	2005	Diff	Chg
JAN	\$1,152,900	\$1,484,700	331,800	22.35%
FEB	\$1,374,600	\$2,159,550	784,950	36.35%
MAR	\$1,307,900	\$2,437,470	1,129,570	46.34%
APR	\$2,724,450	\$2,109,500	-614,950	-29.15%
MAY	\$2,648,999	\$2,352,307	-296,692	-12.61%
JUN	\$1,546,500	\$2,031,340	484,840	23.87%
JUL	\$1,959,100	\$3,073,299	1,114,199	36.25%
AUG	\$2,040,525	\$3,445,748	1,405,223	40.78%
SEP	\$2,044,584	\$1,959,720	-84,864	-4.33%
OCT	\$2,632,560	\$2,155,800	-476,760	-22.12%
NOV	\$1,944,100	\$1,875,800	-68,300	-3.64%
DEC	\$1,363,790	\$1,643,750	279,960	17.03%

2005 - 2006

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2005 A	34	30	29	29	40	26	30	37	38	28	16	23
2006 A	39	36	41	38	39	37	41	36	43	27	38	20
%Diff A	12.82%	16.67%	29.27%	23.68%	-2.56%	29.73%	26.83%	-2.78%	11.63%	-3.70%	57.89%	-15.00%
2005 P	13	10	16	16	10	18	14	12	11	12	7	9
2006 P	11	18	22	9	23	22	13	16	12	16	17	11
%Diff P	-18.18%	44.44%	27.27%	-77.78%	56.52%	18.18%	-7.69%	25.00%	8.33%	25.00%	58.82%	18.18%
2005 S	14	19	25	21	26	20	29	29	19	20	18	18
2006 S	16	14	25	30	19	36	25	25	16	20	18	21
%Diff S	12.50%	-35.71%	0.00%	30.00%	-36.84%	44.44%	-16.00%	-16.00%	-18.75%	0.00%	0.00%	14.29%
2005 X	18	13	7	7	3	3	3	9	8	13	12	4
2006 X	6	6	9	10	8	9	12	9	12	13	9	19
%Diff X	-200.00%	-116.67%	22.22%	30.00%	62.50%	66.67%	75.00%	0.00%	33.33%	0.00%	-33.33%	78.95%

Dollar Volume of Sold Listings

	2005	2006	Diff	Chg
JAN	\$1,484,700	\$1,435,075	-49,625	-3.46%
FEB	\$2,159,550	\$1,938,560	-220,990	-11.40%
MAR	\$2,437,470	\$2,517,024	79,554	3.16%
APR	\$2,109,500	\$3,449,700	1,340,200	38.85%
MAY	\$2,352,307	\$2,220,151	-132,156	-5.95%
JUN	\$2,031,340	\$3,948,307	1,916,967	48.55%
JUL	\$3,073,299	\$2,790,845	-282,454	-10.12%
AUG	\$3,445,748	\$2,823,351	-622,397	-22.04%
SEP	\$1,959,720	\$1,710,257	-249,463	-14.59%
OCT	\$2,155,800	\$2,282,300	126,500	5.54%
NOV	\$1,875,800	\$1,923,938	48,138	2.50%
DEC	\$1,643,750	\$2,210,755	567,005	25.65%

2006 - 2007

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006 A	39	36	41	38	39	37	41	36	43	27	38	20
2007 A	35	38	44	43	48	33	47	41	42	29	30	24
%Diff A	-11.43%	5.26%	6.82%	11.63%	18.75%	-12.12%	12.77%	12.20%	-2.38%	6.90%	-26.67%	16.67%
2006 P	11	18	22	9	23	22	13	16	12	16	17	11
2007 P	10	22	19	15	15	13	20	16	6	19	13	11
%Diff P	-10.00%	18.18%	-15.79%	40.00%	-53.33%	-69.23%	35.00%	0.00%	-100.00%	15.79%	-30.77%	0.00%
2006 S	16	14	25	30	19	36	25	25	16	20	18	21
2007 S	16	16	31	24	25	28	24	30	26	16	19	18
%Diff S	0.00%	12.50%	19.35%	-25.00%	24.00%	-28.57%	-4.17%	16.67%	38.46%	-25.00%	5.26%	-16.67%
2006 X	6	6	9	10	8	9	12	9	12	13	9	19
2007 X	16	7	13	9	13	9	10	14	10	10	10	13
%Diff X	62.50%	14.29%	30.77%	-11.11%	38.46%	0.00%	-20.00%	35.71%	-20.00%	-30.00%	10.00%	-46.15%

Dollar Volume of Sold Listings

	2006	2007	Diff	Chg
JAN	\$1,435,075	\$1,633,760	198,685	12.16%
FEB	\$1,938,560	\$1,646,177	-292,383	-17.76%
MAR	\$2,517,024	\$3,345,035	828,011	24.75%
APR	\$3,449,700	\$2,675,250	-774,450	-28.95%
MAY	\$2,220,151	\$2,472,645	252,494	10.21%
JUN	\$3,948,307	\$3,225,620	-722,687	-22.40%
JUL	\$2,790,845	\$2,832,195	41,350	1.46%
AUG	\$2,823,351	\$3,368,506	545,155	16.18%
SEP	\$1,710,257	\$2,713,710	1,003,453	36.98%
OCT	\$2,282,300	\$1,861,700	-420,600	-22.59%
NOV	\$1,923,938	\$1,898,675	-25,263	-1.33%
DEC	\$2,210,755	\$1,850,899	-359,856	-19.44%

2007 - 2008

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007 A	35	38	44	43	48	33	47	41	42	29	30	24
2008 A	41	30	23	42	35	37	29	33	27	27	29	21
%Diff A	14.63%	-26.67%	-91.30%	-2.38%	-37.14%	10.81%	-62.07%	-24.24%	-55.56%	-7.41%	-3.45%	-14.29%
2007 P	10	22	19	15	15	13	20	16	6	19	13	11
2008 P	5	8	14	11	17	14	10	11	8	10	5	4
%Diff P	-100.00%	-175.00%	-35.71%	-36.36%	11.76%	7.14%	-100.00%	-45.45%	25.00%	-90.00%	-160.00%	-175.00%
2007 S	16	16	31	24	25	28	24	30	26	16	19	18
2008 S	10	14	20	15	27	18	10	22	21	13	14	12
%Diff S	-60.00%	-14.29%	-55.00%	-60.00%	7.41%	-55.56%	-140.00%	-36.36%	-23.81%	-23.08%	-35.71%	-50.00%
2007 X	16	7	13	9	13	9	10	14	10	10	10	13
2008 X	16	10	22	10	11	14	16	20	14	20	14	14
%Diff X	0.00%	30.00%	40.91%	10.00%	-18.18%	35.71%	37.50%	30.00%	28.57%	50.00%	28.57%	7.14%

Dollar Volume of Sold Listings

	2007	2008	Diff	Chg
JAN	\$1,633,760	\$1,085,825	-547,935	-50.46%
FEB	\$1,646,177	\$1,476,525	-169,652	-11.49%
MAR	\$3,345,035	\$2,108,822	-1,236,213	-58.62%
APR	\$2,675,250	\$1,412,700	-1,262,550	-89.37%
MAY	\$2,472,645	\$2,977,970	505,325	16.97%
JUN	\$3,225,620	\$1,971,000	-1,254,620	-63.65%
JUL	\$2,832,195	\$1,538,237	-1,293,958	-84.12%
AUG	\$3,368,506	\$2,349,907	-1,018,599	-43.35%
SEP	\$2,713,710	\$2,704,510	-9,200	-0.34%
OCT	\$1,861,700	\$1,302,400	-559,300	-42.94%
NOV	\$1,898,675	\$1,464,805	-433,870	-29.62%
DEC	\$1,850,899	\$1,124,100	-726,799	-64.66%

2008 - 2009

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2008 A	41	30	23	42	35	37	29	29
2009 A	32	20	42	43	39	41	45	33
%Diff A	-28.13%	-50.00%	45.24%	2.33%	10.26%	9.76%	35.56%	12.12%
2008 P	5	8	14	11	17	14	10	11
2009 P	14	12	10	15	13	18	15	11
%Diff P	64.29%	33.33%	-40.00%	26.67%	-30.77%	22.22%	33.33%	0.00%
2008 S	10	14	20	15	27	18	10	21
2009 S	9	13	15	12	24	21	25	13
%Diff S	-11.11%	-7.69%	-33.33%	-25.00%	-12.50%	14.29%	60.00%	-61.54%
2008 X	16	10	22	10	11	14	16	18
2009 X	17	14	11	15	17	12	15	15
%Diff X	5.88%	28.57%	-100.00%	33.33%	35.29%	-16.67%	-6.67%	-20.00%

Dollar Volume of Sold Listings

	2008	2009	Diff	Chg
JAN	\$1,085,825	\$831,900	-253,925	-30.52%
FEB	\$1,476,525	\$918,279	-558,246	-60.79%
MAR	\$2,108,822	\$1,479,700	-629,122	-42.52%
APR	\$1,412,700	\$1,475,421	62,721	4.25%
MAY	\$2,977,970	\$2,380,477	-597,493	-25.10%
JUN	\$1,971,000	\$1,687,035	-283,965	-16.83%
JUL	\$1,538,237	\$2,397,980	859,743	35.85%
AUG	\$2,304,907	\$1,255,001	-1,049,906	-83.66%

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