



/ Area 5: Hwy 58 (City Limits)/Eastdale/Dalewood/Tyner

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	56	58	68	50	30	44	63	34	54	35	21
2002 A	31	28	34	36	37	33	41	26	23	24	32	24
%Diff A	-67.74%	-100.00%	-70.59%	-88.89%	-35.14%	9.09%	-7.32%	-142.31%	-47.83%	-125.00%	-9.38%	12.50%
2001 P	6	5	1	6	8	4	9	9	6	8	8	12
2002 P	16	21	13	17	19	14	13	15	8	9	15	20
%Diff P	62.50%	76.19%	92.31%	64.71%	57.89%	71.43%	30.77%	40.00%	25.00%	11.11%	46.67%	40.00%
2001 S	19	28	24	24	22	29	15	31	19	12	31	11
2002 S	13	13	19	19	19	30	18	18	12	20	12	18
%Diff S	-46.15%	-115.38%	-26.32%	-26.32%	-15.79%	3.33%	16.67%	-72.22%	-58.33%	40.00%	-158.33%	38.89%
2001 X	26	9	12	18	19	13	16	9	16	9	14	541
2002 X	5	7	14	7	8	19	6	11	12	14	9	10
%Diff X	-420.00%	-28.57%	14.29%	-157.14%	-137.50%	31.58%	-166.67%	18.18%	-33.33%	35.71%	-55.56%	-5,310.00%

Dollar Volume of Sold Listings

	2001	2002	Diff	Chg
JAN	\$1,602,030	\$1,616,100	14,070	0.87%
FEB	\$2,617,008	\$1,474,300	-1,142,708	-77.51%
MAR	\$4,092,900	\$1,754,153	-2,338,747	-133.33%
APR	\$2,637,090	\$3,077,200	440,110	14.30%
MAY	\$2,832,285	\$2,059,500	-772,785	-37.52%
JUN	\$2,861,800	\$3,186,350	324,550	10.19%
JUL	\$1,676,150	\$1,810,260	134,110	7.41%
AUG	\$3,117,350	\$2,326,400	-790,950	-34.00%
SEP	\$1,747,650	\$1,259,599	-488,051	-38.75%
OCT	\$1,601,900	\$2,094,685	492,785	23.53%
NOV	\$4,254,093	\$1,337,500	-2,916,593	-218.06%
DEC	\$839,451	\$1,943,650	1,104,199	56.81%

2002 – 2003

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2002 A	31	28	34	36	37	33	41	26	23	24	32	24
2003 A	29	26	42	39	33	44	29	32	39	48	33	26
%Diff A	-6.90%	-7.69%	19.05%	7.69%	-12.12%	25.00%	-41.38%	18.75%	41.03%	50.00%	3.03%	7.69%
2002 P	16	21	13	17	19	14	13	15	8	9	15	20
2003 P	14	10	16	15	15	14	23	15	12	10	17	19
%Diff P	-14.29%	-110.00%	18.75%	-13.33%	-26.67%	0.00%	43.48%	0.00%	33.33%	10.00%	11.76%	-5.26%
2002 S	13	13	19	19	19	30	18	18	12	20	12	18
2003 S	16	15	20	17	21	26	13	26	22	11	15	23
%Diff S	18.75%	13.33%	5.00%	-11.76%	9.52%	-15.38%	-38.46%	30.77%	45.45%	-81.82%	20.00%	21.74%
2002 X	5	7	14	7	8	19	6	11	12	14	9	10
2003 X	12	11	7	5	14	12	17	6	18	19	4	18
%Diff X	58.33%	36.36%	-100.00%	-40.00%	42.86%	-58.33%	64.71%	-83.33%	33.33%	26.32%	-125.00%	44.44%

Dollar Volume of Sold Listings

	2002	2003	Diff	Chg
JAN	\$1,616,100	\$1,466,700	-149,400	-10.19%
FEB	\$1,474,300	\$1,663,715	189,415	11.39%
MAR	\$1,754,153	\$2,119,799	365,646	17.25%
APR	\$3,077,200	\$1,899,273	-1,177,927	-62.02%
MAY	\$2,059,500	\$2,007,030	-52,470	-2.61%
JUN	\$3,186,350	\$2,677,400	-508,950	-19.01%
JUL	\$1,810,260	\$1,732,800	-77,460	-4.47%
AUG	\$2,326,400	\$2,859,650	533,250	18.65%
SEP	\$1,259,599	\$2,813,740	1,554,141	55.23%
OCT	\$2,094,685	\$1,073,893	-1,020,792	-95.06%
NOV	\$1,337,500	\$1,888,400	550,900	29.17%
DEC	\$1,943,650	\$2,706,625	762,975	28.19%

2003 – 2004

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2003 A	29	26	42	39	33	44	29	32	39	48	33	26
2004 A	37	50	50	49	52	47	47	34	41	48	26	10
%Diff A	21.62%	48.00%	16.00%	20.41%	36.54%	6.38%	38.30%	5.88%	4.88%	0.00%	-26.92%	-160.00%
2003 P	14	10	16	15	15	14	23	15	12	10	17	19
2004 P	15	14	23	22	24	24	26	23	14	17	16	10
%Diff P	6.67%	28.57%	30.43%	31.82%	37.50%	41.67%	11.54%	34.78%	14.29%	41.18%	-6.25%	-90.00%
2003 S	16	15	20	17	21	26	13	26	22	11	15	23
2004 S	21	26	17	25	27	38	34	25	30	20	24	21
%Diff S	23.81%	42.31%	-17.65%	32.00%	22.22%	31.58%	61.76%	-4.00%	26.67%	45.00%	37.50%	-9.52%
2003 X	12	11	7	5	14	12	17	6	18	19	4	18
2004 X	16	18	9	10	19	17	19	20	15	15	13	18
%Diff X	25.00%	38.89%	22.22%	50.00%	26.32%	29.41%	10.53%	70.00%	-20.00%	-26.67%	69.23%	0.00%

Dollar Volume of Sold Listings

	2003	2004	Diff	Chg
JAN	\$1,466,700	\$2,581,235	1,114,535	43.18%
FEB	\$1,663,715	\$2,670,560	1,006,845	37.70%
MAR	\$2,119,799	\$1,718,130	-401,669	-23.38%
APR	\$1,899,273	\$2,746,547	847,274	30.85%
MAY	\$2,007,030	\$4,085,000	2,077,970	50.87%
JUN	\$2,677,400	\$5,272,247	2,594,847	49.22%
JUL	\$1,732,800	\$3,774,400	2,041,600	54.09%
AUG	\$2,859,650	\$2,709,700	-149,950	-5.53%
SEP	\$2,813,740	\$3,769,400	955,660	25.35%
OCT	\$1,073,893	\$2,629,100	1,555,207	59.15%
NOV	\$1,888,400	\$2,486,723	598,323	24.06%
DEC	\$2,706,625	\$2,203,151	-503,474	-22.85%

2004 – 2005

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2004 A	37	50	50	49	52	47	47	34	41	48	26	10
2005 A	34	28	40	44	43	61	38	46	35	40	39	25
%Diff A	-8.82%	-78.57%	-25.00%	-11.36%	-20.93%	22.95%	-23.68%	26.09%	-17.14%	-20.00%	33.33%	60.00%
2004 P	15	14	23	22	24	24	26	23	14	17	16	10
2005 P	15	17	27	15	24	22	17	15	24	8	15	10
%Diff P	0.00%	17.65%	14.81%	-46.67%	0.00%	-9.09%	-52.94%	-53.33%	41.67%	-112.50%	-6.67%	0.00%
2004 S	21	26	17	25	27	38	34	25	30	20	24	21
2005 S	10	16	21	30	31	28	23	27	28	16	16	25
%Diff S	-110.00%	-62.50%	19.05%	16.67%	12.90%	-35.71%	-47.83%	7.41%	-7.14%	-25.00%	-50.00%	16.00%
2004 X	16	18	9	10	19	17	19	20	15	15	13	18
2005 X	22	11	10	14	15	9	10	21	14	9	12	18
%Diff X	27.27%	-63.64%	10.00%	28.57%	-26.67%	-88.89%	-90.00%	4.76%	-7.14%	-66.67%	-8.33%	0.00%

Dollar Volume of Sold Listings

	2004	2005	Diff	Chg
JAN	\$2,581,235	\$1,324,600	-1,256,635	-94.87%
FEB	\$2,670,560	\$1,702,340	-968,220	-56.88%
MAR	\$1,718,130	\$2,413,395	695,265	28.81%
APR	\$2,746,547	\$3,572,077	825,530	23.11%
MAY	\$4,085,000	\$3,325,299	-759,701	-22.85%
JUN	\$5,272,247	\$3,573,109	-1,699,138	-47.55%
JUL	\$3,774,400	\$2,723,981	-1,050,419	-38.56%
AUG	\$2,709,700	\$3,052,928	343,228	11.24%
SEP	\$3,769,400	\$3,739,100	-30,300	-0.81%
OCT	\$2,629,100	\$1,886,400	-742,700	-39.37%
NOV	\$2,486,723	\$1,522,501	-964,222	-63.33%
DEC	\$2,203,151	\$3,203,480	1,000,329	31.23%

2005 – 2006

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2005 A	34	28	40	44	43	61	38	46	35	40	39	25
2006 A	48	29	51	35	42	50	46	54	41	34	36	26
%Diff A	29.17%	3.45%	21.57%	-25.71%	-2.38%	-22.00%	17.39%	14.81%	14.63%	-17.65%	-8.33%	3.85%
2005 P	15	17	27	15	24	22	17	15	24	8	15	10
2006 P	17	15	24	22	22	27	21	23	12	29	17	13
%Diff P	11.76%	-13.33%	-12.50%	31.82%	-9.09%	18.52%	19.05%	34.78%	-100.00%	72.41%	11.76%	23.08%
2005 S	10	16	21	30	31	28	23	27	28	16	16	25
2006 S	15	23	33	31	35	30	19	33	18	26	16	20
%Diff S	33.33%	30.43%	36.36%	3.23%	11.43%	6.67%	-21.05%	18.18%	-55.56%	38.46%	0.00%	-25.00%
2005 X	22	11	10	14	15	9	10	21	14	9	12	18
2006 X	12	11	21	21	10	13	10	12	18	20	21	27
%Diff X	-83.33%	0.00%	52.38%	33.33%	-50.00%	30.77%	0.00%	-75.00%	22.22%	55.00%	42.86%	33.33%

Dollar Volume of Sold Listings

	2005	2006	Diff	Chg
JAN	\$1,324,600	\$2,225,800	901,200	40.49%
FEB	\$1,702,340	\$2,958,845	1,256,505	42.47%
MAR	\$2,413,395	\$4,062,800	1,649,405	40.60%
APR	\$3,572,077	\$3,377,744	-194,333	-5.75%
MAY	\$3,325,299	\$5,087,583	1,762,284	34.64%
JUN	\$3,573,109	\$4,051,153	478,044	11.80%
JUL	\$2,723,981	\$2,390,900	-333,081	-13.93%
AUG	\$3,052,928	\$3,945,913	892,985	22.63%
SEP	\$3,739,100	\$2,050,740	-1,688,360	-82.33%
OCT	\$1,886,400	\$2,778,905	892,505	32.12%
NOV	\$1,522,501	\$2,280,800	758,299	33.25%
DEC	\$3,203,480	\$2,707,447	-496,033	-18.32%

2006 – 2007

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006 A	48	29	51	35	42	50	46	54	41	34	36	26
2007 A	59	53	51	50	33	73	47	31	40	59	47	31
%Diff A	18.64%	45.28%	0.00%	30.00%	-27.27%	31.51%	2.13%	-74.19%	-2.50%	42.37%	23.40%	16.13%
2006 P	17	15	24	22	22	27	21	23	12	29	17	13
2007 P	17	22	23	20	15	22	23	21	11	16	19	10
%Diff P	0.00%	31.82%	-4.35%	-10.00%	-46.67%	-22.73%	8.70%	-9.52%	-9.09%	-81.25%	10.53%	-30.00%
2006 S	15	23	33	31	35	30	19	33	18	26	16	20
2007 S	20	19	26	25	26	16	28	37	18	22	20	23
%Diff S	25.00%	-21.05%	-26.92%	-24.00%	-34.62%	-87.50%	32.14%	10.81%	0.00%	-18.18%	20.00%	13.04%
2006 X	12	11	21	21	10	13	10	12	18	20	21	27
2007 X	22	8	18	10	18	18	16	20	18	14	12	15
%Diff X	45.45%	-37.50%	-16.67%	-110.00%	44.44%	27.78%	37.50%	40.00%	0.00%	-42.86%	-75.00%	-80.00%

Dollar Volume of Sold Listings

	2006	2007	Diff	Chg
JAN	\$2,225,800	\$2,748,955	523,155	19.03%
FEB	\$2,958,845	\$2,287,470	-671,375	-29.35%
MAR	\$4,062,800	\$3,648,474	-414,326	-11.36%
APR	\$3,377,744	\$3,681,179	303,435	8.24%
MAY	\$5,087,583	\$3,400,156	-1,687,427	-49.63%
JUN	\$4,051,153	\$1,972,145	-2,079,008	-105.42%
JUL	\$2,390,900	\$5,114,542	2,723,642	53.25%
AUG	\$3,945,913	\$5,776,400	1,830,487	31.69%
SEP	\$2,050,740	\$2,165,100	114,360	5.28%
OCT	\$2,778,905	\$2,876,000	97,095	3.38%
NOV	\$2,280,800	\$2,340,900	60,100	2.57%
DEC	\$2,707,447	\$2,622,294	-85,153	-3.25%

2007 – 2008

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007 A	59	53	51	50	33	73	47	31	40	59	47	31
2008 A	44	29	43	53	51	43	38	31	40	31	34	23
%Diff A	-34.09%	-82.76%	-18.60%	5.66%	35.29%	-69.77%	-23.68%	0.00%	0.00%	-90.32%	-38.24%	-34.78%
2007 P	17	22	23	20	15	22	23	21	11	16	19	10
2008 P	13	17	11	20	18	12	18	18	14	13	11	12
%Diff P	-30.77%	-29.41%	-109.09%	0.00%	16.67%	-83.33%	-27.78%	-16.67%	21.43%	-23.08%	-72.73%	16.67%
2007 S	20	19	26	25	26	16	28	37	18	22	20	23
2008 S	16	15	22	13	25	24	23	24	25	13	10	20
%Diff S	-25.00%	-26.67%	-18.18%	-92.31%	-4.00%	33.33%	-21.74%	-54.17%	28.00%	-69.23%	-100.00%	-15.00%
2007 X	22	8	18	10	18	18	16	20	18	14	12	15
2008 X	27	20	25	30	31	20	25	21	12	26	26	16
%Diff X	18.52%	60.00%	28.00%	66.67%	41.94%	10.00%	36.00%	4.76%	-50.00%	46.15%	53.85%	6.25%

Dollar Volume of Sold Listings

	2007	2008	Diff	Chg
JAN	\$2,748,955	\$1,785,044	-963,911	-54.00%
FEB	\$2,287,470	\$1,902,816	-384,654	-20.21%
MAR	\$3,648,474	\$2,531,601	-1,116,873	-44.12%
APR	\$3,681,179	\$1,660,962	-2,020,217	-121.63%
MAY	\$3,400,156	\$4,757,548	1,357,392	28.53%
JUN	\$1,972,145	\$2,781,386	809,241	29.09%
JUL	\$5,114,542	\$2,331,300	-2,783,242	-119.39%
AUG	\$5,776,400	\$2,398,200	-3,378,200	-140.86%
SEP	\$2,165,100	\$3,644,050	1,478,950	40.59%
OCT	\$2,876,000	\$2,554,550	-321,450	-12.58%
NOV	\$2,340,900	\$857,627	-1,483,273	-172.95%
DEC	\$2,622,294	\$2,256,900	-365,394	-16.19%

2008 – 2009

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2008 A	44	29	43	53	51	43	38	29
2009 A	35	31	36	41	33	34	43	24
%Diff A	-25.71%	6.45%	-19.44%	-29.27%	-54.55%	-26.47%	11.63%	-20.83%
2008 P	13	17	11	20	18	12	18	18
2009 P	11	13	20	12	15	18	24	9
%Diff P	-18.18%	-30.77%	45.00%	-66.67%	-20.00%	33.33%	25.00%	-100.00%
2008 S	16	15	22	13	25	24	23	23
2009 S	11	15	17	12	13	18	21	14
%Diff S	-45.45%	0.00%	-29.41%	-8.33%	-92.31%	-33.33%	-9.52%	-64.29%
2008 X	27	20	25	30	31	20	25	20
2009 X	21	11	21	12	24	16	25	15
%Diff X	-28.57%	-81.82%	-19.05%	-150.00%	-29.17%	-25.00%	0.00%	-33.33%

Dollar Volume of Sold Listings

	2008	2009	Diff	Chg
JAN	\$1,785,044	\$1,035,402	-749,642	-72.40%
FEB	\$1,902,816	\$1,565,700	-337,116	-21.53%
MAR	\$2,531,601	\$2,760,200	228,599	8.28%
APR	\$1,660,962	\$1,387,110	-273,852	-19.74%
MAY	\$4,757,548	\$1,117,400	-3,640,148	-325.77%
JUN	\$2,781,386	\$2,268,350	-513,036	-22.62%
JUL	\$2,331,300	\$2,826,320	495,020	17.51%
AUG	\$2,331,200	\$1,244,700	-1,086,500	-87.29%

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