



/ Area 6: North Chattanooga/Mountain Creek/Riverview/Rivermont

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	22	\$235,739	\$236,000	100.11%	59.0	160	7.27
February	2006	30	\$193,467	\$189,817	98.11%	75.0	157	5.23
March	2006	41	\$174,785	\$171,451	98.09%	105.0	165	4.02
April	2006	31	\$199,714	\$192,433	96.35%	90.0	197	6.35
May	2006	33	\$192,340	\$191,723	99.68%	69.0	202	6.12
June	2006	35	\$239,955	\$233,526	97.32%	77.0	223	6.37
July	2006	38	\$264,200	\$259,559	98.24%	83.0	250	6.58
August	2006	40	\$207,718	\$201,181	96.85%	73.0	274	6.85
September	2006	32	\$183,165	\$176,786	96.52%	82.0	293	9.16
October	2006	32	\$266,891	\$255,933	95.89%	74.0	300	9.38
November	2006	34	\$210,574	\$199,844	94.90%	92.0	323	9.50
December	2006	25	\$211,076	\$206,928	98.03%	95.0	314	12.56
Total		393	\$214,969	\$209,598	97.50%	81.2	238	7.45
January	2007	31	\$152,419	\$146,190	95.91%	99.0	317	10.23
February	2007	34	\$221,840	\$209,005	94.21%	143.0	316	9.29
March	2007	38	\$218,595	\$211,974	96.97%	94.0	304	8.00
April	2007	48	\$246,855	\$237,690	96.29%	132.0	298	6.21
May	2007	44	\$203,688	\$197,587	97.00%	84.0	325	7.39
June	2007	59	\$243,421	\$237,762	97.68%	107.0	360	6.10
July	2007	39	\$230,140	\$221,602	96.29%	108.0	407	10.44
August	2007	47	\$217,633	\$209,658	96.34%	106.0	402	8.55
September	2007	24	\$248,079	\$244,092	98.39%	65.0	416	17.33
October	2007	30	\$203,033	\$200,670	98.84%	77.0	357	11.90
November	2007	25	\$237,252	\$229,018	96.53%	83.0	356	14.24
December	2007	22	\$160,109	\$159,748	99.77%	96.0	339	15.41

Total		441	\$215,255	\$208,750	96.98%	99.5	350	10.42
January	2008	29	\$247,727	\$233,843	94.40%	183.0	331	11.41
February	2008	37	\$192,583	\$185,558	96.35%	106.0	348	9.41
March	2008	24	\$290,275	\$276,714	95.33%	143.0	373	15.54
April	2008	28	\$212,964	\$207,041	97.22%	94.0	376	13.43
May	2008	42	\$220,724	\$208,710	94.56%	141.0	379	9.02
June	2008	37	\$238,209	\$233,309	97.94%	106.0	385	10.41
July	2008	39	\$272,655	\$258,956	94.98%	156.0	380	9.74
August	2008	44	\$242,289	\$229,137	94.57%	87.0	372	8.45
September	2008	39	\$265,915	\$256,501	96.46%	78.0	366	9.38
October	2008	26	\$245,656	\$241,319	98.23%	85.0	365	14.04
November	2008	22	\$352,361	\$343,741	97.55%	182.0	365	16.59
December	2008	30	\$363,677	\$338,436	93.06%	126.0	359	11.97
Total		397	\$262,086	\$251,105	95.81%	123.9	367	11.62
January	2009	17	\$329,019	\$305,904	92.97%	162.0	350	20.59
February	2009	12	\$282,067	\$268,458	95.18%	98.0	367	30.58
March	2009	24	\$237,650	\$224,888	94.63%	205.0	362	15.08
April	2009	18	\$227,720	\$218,730	96.05%	131.0	351	19.50
May	2009	27	\$230,943	\$220,951	95.67%	153.0	363	13.44
June	2009	42	\$183,374	\$177,414	96.75%	144.0	340	8.10
July	2009	31	\$228,053	\$217,447	95.35%	92.0	367	11.84
Total		171	\$245,547	\$233,399	95.05%	140.7	357	17.02
Total	2006-2009	1402	\$234,464	\$225,713	96.27%	111.5	328	11.50

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