



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

Market Comparison: Year by Year

2001 – 2002

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2001 A	55	81	69	52	57	62	60	74	42	57	34	18
2002 A	43	27	47	42	59	39	34	47	38	54	32	32
%Diff A	-27.91%	-200.00%	-46.81%	-23.81%	3.39%	-58.97%	-76.47%	-57.45%	-10.53%	-5.56%	-6.25%	43.75%
2001 P	3	3	7	14	13	8	4	12	7	6	8	17
2002 P	20	23	21	22	17	24	14	13	13	14	20	9
%Diff P	85.00%	86.96%	66.67%	36.36%	23.53%	66.67%	71.43%	7.69%	46.15%	57.14%	60.00%	-88.89%
2001 S	19	14	19	26	28	28	26	38	15	29	25	15
2002 S	15	26	16	26	30	29	27	30	28	16	25	24
%Diff S	-26.67%	46.15%	-18.75%	0.00%	6.67%	3.45%	3.70%	-26.67%	46.43%	-81.25%	0.00%	37.50%
2001 X	30	13	12	8	18	3	19	19	11	15	11	524
2002 X	17	12	10	10	8	24	15	12	15	14	10	12
%Diff X	-76.47%	-8.33%	-20.00%	20.00%	-125.00%	87.50%	-26.67%	-58.33%	26.67%	-7.14%	-10.00%	-4,266.67%

Dollar Volume of Sold Listings

	2001	2002	Diff	Chg
JAN	\$1,488,900	\$1,731,150	242,250	13.99%
FEB	\$1,674,965	\$4,022,844	2,347,879	58.36%
MAR	\$1,882,200	\$2,074,900	192,700	9.29%
APR	\$3,486,365	\$3,993,555	507,190	12.70%
MAY	\$4,085,750	\$5,153,584	1,067,834	20.72%
JUN	\$4,657,325	\$4,468,350	-188,975	-4.23%
JUL	\$3,203,400	\$4,347,053	1,143,653	26.31%
AUG	\$3,342,245	\$4,073,950	731,705	17.96%
SEP	\$2,841,300	\$3,257,900	416,600	12.79%
OCT	\$3,647,900	\$2,106,650	-1,541,250	-73.16%
NOV	\$3,086,417	\$3,121,700	35,283	1.13%
DEC	\$1,712,929	\$4,515,309	2,802,380	62.06%

2002 – 2003

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2002 A	43	27	47	42	59	39	34	47	38	54	32	32
2003 A	47	44	44	52	44	58	43	40	60	40	38	32
%Diff A	8.51%	38.64%	-6.82%	19.23%	-34.09%	32.76%	20.93%	-17.50%	36.67%	-35.00%	15.79%	0.00%
2002 P	20	23	21	22	17	24	14	13	13	14	20	9
2003 P	20	26	20	17	27	11	21	21	23	21	24	11
%Diff P	0.00%	11.54%	-5.00%	-29.41%	37.04%	-118.18%	33.33%	38.10%	43.48%	33.33%	16.67%	18.18%
2002 S	15	26	16	26	30	29	27	30	28	16	25	24
2003 S	12	28	36	39	40	33	30	34	30	31	18	33
%Diff S	-25.00%	7.14%	55.56%	33.33%	25.00%	12.12%	10.00%	11.76%	6.67%	48.39%	-38.89%	27.27%
2002 X	17	12	10	10	8	24	15	12	15	14	10	12
2003 X	17	10	11	7	18	12	19	12	10	17	12	20
%Diff X	0.00%	-20.00%	9.09%	-42.86%	55.56%	-100.00%	21.05%	0.00%	-50.00%	17.65%	16.67%	40.00%

Dollar Volume of Sold Listings

	2002	2003	Diff	Chg
JAN	\$1,731,150	\$1,412,134	-319,016	-22.59%
FEB	\$4,022,844	\$3,882,000	-140,844	-3.63%
MAR	\$2,074,900	\$5,017,208	2,942,308	58.64%
APR	\$3,993,555	\$4,509,450	515,895	11.44%
MAY	\$5,153,584	\$8,619,657	3,466,073	40.21%
JUN	\$4,468,350	\$4,969,050	500,700	10.08%
JUL	\$4,347,053	\$4,996,216	649,163	12.99%
AUG	\$4,073,950	\$5,329,697	1,255,747	23.56%
SEP	\$3,257,900	\$4,298,250	1,040,350	24.20%
OCT	\$2,106,650	\$6,245,045	4,138,395	66.27%
NOV	\$3,121,700	\$3,527,200	405,500	11.50%
DEC	\$4,515,309	\$4,761,850	246,541	5.18%

2003 – 2004

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2003 A	47	44	44	52	44	58	43	40	60	40	38	32
2004 A	51	37	55	63	56	49	58	75	42	35	58	24
%Diff A	7.84%	-18.92%	20.00%	17.46%	21.43%	-18.37%	25.86%	46.67%	-42.86%	-14.29%	34.48%	-33.33%
2003 P	20	26	20	17	27	11	21	21	23	21	24	11
2004 P	21	27	35	36	21	27	38	37	22	17	24	13
%Diff P	4.76%	3.70%	42.86%	52.78%	-28.57%	59.26%	44.74%	43.24%	-4.55%	-23.53%	0.00%	15.38%
2003 S	12	28	36	39	40	33	30	34	30	31	18	33
2004 S	21	22	35	41	36	33	37	34	32	40	23	30
%Diff S	42.86%	-27.27%	-2.86%	4.88%	-11.11%	0.00%	18.92%	0.00%	6.25%	22.50%	21.74%	-10.00%
2003 X	17	10	11	7	18	12	19	12	10	17	12	20
2004 X	15	9	7	15	18	15	16	14	14	17	11	16
%Diff X	-13.33%	-11.11%	-57.14%	53.33%	0.00%	20.00%	-18.75%	14.29%	28.57%	0.00%	-9.09%	-25.00%

Dollar Volume of Sold Listings

	2003	2004	Diff	Chg
JAN	\$1,412,134	\$3,048,439	1,636,305	53.68%
FEB	\$3,882,000	\$3,925,500	43,500	1.11%
MAR	\$5,017,208	\$6,235,239	1,218,031	19.53%
APR	\$4,509,450	\$6,362,200	1,852,750	29.12%
MAY	\$8,619,657	\$6,773,304	-1,846,353	-27.26%
JUN	\$4,969,050	\$6,476,130	1,507,080	23.27%
JUL	\$4,996,216	\$6,293,980	1,297,764	20.62%
AUG	\$5,329,697	\$5,484,251	154,554	2.82%
SEP	\$4,298,250	\$5,485,790	1,187,540	21.65%
OCT	\$6,245,045	\$7,962,628	1,717,583	21.57%
NOV	\$3,527,200	\$3,601,839	74,639	2.07%
DEC	\$4,761,850	\$4,234,173	-527,677	-12.46%

2004 – 2005

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2004 A	51	37	55	63	56	49	58	75	42	35	58	24
2005 A	41	46	51	42	48	55	38	46	35	42	44	32
%Diff A	-24.39%	19.57%	-7.84%	-50.00%	-16.67%	10.91%	-52.63%	-63.04%	-20.00%	16.67%	-31.82%	25.00%
2004 P	21	27	35	36	21	27	38	37	22	17	24	13
2005 P	22	25	24	28	25	38	45	21	27	28	19	15
%Diff P	4.55%	-8.00%	-45.83%	-28.57%	16.00%	28.95%	15.56%	-76.19%	18.52%	39.29%	-26.32%	13.33%
2004 S	21	22	35	41	36	33	37	34	32	40	23	30
2005 S	19	40	31	32	36	41	34	45	30	20	20	36
%Diff S	-10.53%	45.00%	-12.90%	-28.13%	0.00%	19.51%	-8.82%	24.44%	-6.67%	-100.00%	-15.00%	16.67%
2004 X	15	9	7	15	18	15	16	14	14	17	11	16
2005 X	23	8	13	13	12	10	26	10	18	13	10	12
%Diff X	34.78%	-12.50%	46.15%	-15.38%	-50.00%	-50.00%	38.46%	-40.00%	22.22%	-30.77%	-10.00%	-33.33%

Dollar Volume of Sold Listings

	2004	2005	Diff	Chg
JAN	\$3,048,439	\$2,354,262	-694,177	-29.49%
FEB	\$3,925,500	\$7,042,378	3,116,878	44.26%
MAR	\$6,235,239	\$5,629,273	-605,966	-10.76%
APR	\$6,362,200	\$5,298,981	-1,063,219	-20.06%
MAY	\$6,773,304	\$6,037,196	-736,108	-12.19%
JUN	\$6,476,130	\$8,001,501	1,525,371	19.06%
JUL	\$6,293,980	\$5,045,600	-1,248,380	-24.74%
AUG	\$5,484,251	\$7,423,312	1,939,061	26.12%
SEP	\$5,485,790	\$5,545,460	59,670	1.08%
OCT	\$7,962,628	\$3,436,705	-4,525,923	-131.69%
NOV	\$3,601,839	\$3,699,866	98,027	2.65%
DEC	\$4,234,173	\$10,678,000	6,443,827	60.35%

2005 – 2006

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2005 A	41	46	51	42	48	55	38	46	35	42	44	32
2006 A	48	44	58	66	62	73	98	79	50	67	78	32
%Diff A	14.58%	-4.55%	12.07%	36.36%	22.58%	24.66%	61.22%	41.77%	30.00%	37.31%	43.59%	0.00%
2005 P	22	25	24	28	25	38	45	21	27	28	19	15
2006 P	29	29	23	21	33	24	35	32	17	25	23	13
%Diff P	24.14%	13.79%	-4.35%	-33.33%	24.24%	-58.33%	-28.57%	34.38%	-58.82%	-12.00%	17.39%	-15.38%
2005 S	19	40	31	32	36	41	34	45	30	20	20	36
2006 S	22	30	41	31	33	35	38	40	32	32	34	25
%Diff S	13.64%	-33.33%	24.39%	-3.23%	-9.09%	-17.14%	10.53%	-12.50%	6.25%	37.50%	41.18%	-44.00%
2005 X	23	8	13	13	12	10	26	10	18	13	10	12
2006 X	16	9	12	10	11	9	10	15	18	14	15	17
%Diff X	-43.75%	11.11%	-8.33%	-30.00%	-9.09%	-11.11%	-160.00%	33.33%	0.00%	7.14%	33.33%	29.41%

Dollar Volume of Sold Listings

	2005	2006	Diff	Chg
JAN	\$2,354,262	\$5,192,000	2,837,738	54.66%
FEB	\$7,042,378	\$5,694,520	-1,347,858	-23.67%
MAR	\$5,629,273	\$7,029,500	1,400,227	19.92%
APR	\$5,298,981	\$5,965,415	666,434	11.17%
MAY	\$6,037,196	\$6,326,857	289,661	4.58%
JUN	\$8,001,501	\$8,173,422	171,921	2.10%
JUL	\$5,045,600	\$9,863,232	4,817,632	48.84%
AUG	\$7,423,312	\$8,047,228	623,916	7.75%
SEP	\$5,545,460	\$5,657,144	111,684	1.97%
OCT	\$3,436,705	\$8,189,871	4,753,166	58.04%
NOV	\$3,699,866	\$6,794,710	3,094,844	45.55%
DEC	\$10,678,000	\$5,173,203	-5,504,797	-106.41%

2006 – 2007

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006 A	48	44	58	66	62	73	98	79	50	67	78	32
2007 A	55	52	65	67	121	115	94	75	61	50	59	28
%Diff A	12.73%	15.38%	10.77%	1.49%	48.76%	36.52%	-4.26%	-5.33%	18.03%	-34.00%	-32.20%	-14.29%
2006 P	29	29	23	21	33	24	35	32	17	25	23	13
2007 P	29	29	33	22	31	38	20	26	19	23	16	16
%Diff P	0.00%	0.00%	30.30%	4.55%	-6.45%	36.84%	-75.00%	-23.08%	10.53%	-8.70%	-43.75%	18.75%
2006 S	22	30	41	31	33	35	38	40	32	32	34	25
2007 S	31	34	38	48	44	59	39	47	24	30	25	22
%Diff S	29.03%	11.76%	-7.89%	35.42%	25.00%	40.68%	2.56%	14.89%	-33.33%	-6.67%	-36.00%	-13.64%
2006 X	16	9	12	10	11	9	10	15	18	14	15	17
2007 X	27	20	31	31	22	22	10	18	17	25	23	23
%Diff X	40.74%	55.00%	61.29%	67.74%	50.00%	59.09%	0.00%	16.67%	-5.88%	44.00%	34.78%	26.09%

Dollar Volume of Sold Listings

	2006	2007	Diff	Chg
JAN	\$5,192,000	\$4,531,876	-660,124	-14.57%
FEB	\$5,694,520	\$7,106,171	1,411,651	19.87%
MAR	\$7,029,500	\$8,055,000	1,025,500	12.73%
APR	\$5,965,415	\$11,409,123	5,443,708	47.71%
MAY	\$6,326,857	\$8,693,824	2,366,967	27.23%
JUN	\$8,173,422	\$14,027,952	5,854,530	41.73%
JUL	\$9,863,232	\$8,642,478	-1,220,754	-14.13%
AUG	\$8,047,228	\$9,853,905	1,806,677	18.33%
SEP	\$5,657,144	\$5,858,200	201,056	3.43%
OCT	\$8,189,871	\$6,020,093	-2,169,778	-36.04%
NOV	\$6,794,710	\$5,725,452	-1,069,258	-18.68%
DEC	\$5,173,203	\$3,514,456	-1,658,747	-47.20%

2007 – 2008

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007 A	55	52	65	67	121	115	94	75	61	50	59	28
2008 A	65	67	57	73	77	77	58	60	73	48	37	43
%Diff A	15.38%	22.39%	-14.04%	8.22%	-57.14%	-49.35%	-62.07%	-25.00%	16.44%	-4.17%	-59.46%	34.88%
2007 P	29	29	33	22	31	38	20	26	19	23	16	16
2008 P	33	32	17	27	29	22	25	24	29	9	12	12
%Diff P	12.12%	9.38%	-94.12%	18.52%	-6.90%	-72.73%	20.00%	-8.33%	34.48%	-155.56%	-33.33%	-33.33%
2007 S	31	34	38	48	44	59	39	47	24	30	25	22
2008 S	29	37	24	28	42	34	37	42	39	23	22	30
%Diff S	-6.90%	8.11%	-58.33%	-71.43%	-4.76%	-73.53%	-5.41%	-11.90%	38.46%	-30.43%	-13.64%	26.67%
2007 X	27	20	31	31	22	22	10	18	17	25	23	23
2008 X	27	17	16	13	27	21	15	16	12	18	19	18
%Diff X	0.00%	-17.65%	-93.75%	-138.46%	18.52%	-4.76%	33.33%	-12.50%	-41.67%	-38.89%	-21.05%	-27.78%

Dollar Volume of Sold Listings

	2007	2008	Diff	Chg
JAN	\$4,531,876	\$6,781,450	2,249,574	33.17%
FEB	\$7,106,171	\$6,865,655	-240,516	-3.50%
MAR	\$8,055,000	\$6,641,125	-1,413,875	-21.29%
APR	\$11,409,123	\$5,797,160	-5,611,963	-96.81%
MAY	\$8,693,824	\$8,765,800	71,976	0.82%
JUN	\$14,027,952	\$7,492,100	-6,535,852	-87.24%
JUL	\$8,642,478	\$9,917,299	1,274,821	12.85%
AUG	\$9,853,905	\$9,717,007	-136,898	-1.41%
SEP	\$5,858,200	\$10,003,525	4,145,325	41.44%
OCT	\$6,020,093	\$4,782,850	-1,237,243	-25.87%
NOV	\$5,725,452	\$7,562,295	1,836,843	24.29%
DEC	\$3,514,456	\$10,153,070	6,638,614	65.39%

2008 – 2009

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2008 A	65	67	57	73	77	77	58	43
2009 A	43	49	67	45	84	57	91	66
%Diff A	-51.16%	-36.73%	14.93%	-62.22%	8.33%	-35.09%	36.26%	34.85%
2008 P	33	32	17	27	29	22	25	22
2009 P	14	13	20	17	24	26	13	19
%Diff P	-135.71%	-146.15%	15.00%	-58.82%	-20.83%	15.38%	-92.31%	-15.79%
2008 S	29	37	24	28	42	34	37	30
2009 S	16	12	24	18	27	42	31	30
%Diff S	-81.25%	-208.33%	0.00%	-55.56%	-55.56%	19.05%	-19.35%	0.00%
2008 X	27	17	16	13	27	21	15	15
2009 X	30	12	16	11	24	15	36	21
%Diff X	10.00%	-41.67%	0.00%	-18.18%	-12.50%	-40.00%	58.33%	28.57%

Dollar Volume of Sold Listings

	2008	2009	Diff	Chg
JAN	\$6,781,450	\$4,169,446	-2,612,004	-62.65%
FEB	\$6,865,655	\$3,221,500	-3,644,155	-113.12%
MAR	\$6,641,125	\$5,397,300	-1,243,825	-23.05%
APR	\$5,797,160	\$3,937,139	-1,860,021	-47.24%
MAY	\$8,765,800	\$5,965,665	-2,800,135	-46.94%
JUN	\$7,492,100	\$7,451,402	-40,698	-0.55%
JUL	\$9,917,299	\$6,740,865	-3,176,434	-47.12%
AUG	\$6,991,607	\$6,519,495	-472,112	-7.24%

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