



/ Area 8: Hixson (City Limits)

Market Comparison: Year by Year

2001 – 2002

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2001 A	72	42	81	65	77	80	72	64	58	91	37	27
2002 A	43	45	39	54	48	52	41	49	40	33	25	36
%Diff A	-67.44%	6.67%	-107.69%	-20.37%	-60.42%	-53.85%	-75.61%	-30.61%	-45.00%	-175.76%	-48.00%	25.00%
2001 P	2	5	3	5	7	6	3	7	4	7	11	27
2002 P	26	38	26	19	15	18	21	14	14	18	7	9
%Diff P	92.31%	86.84%	88.46%	73.68%	53.33%	66.67%	85.71%	50.00%	71.43%	61.11%	-57.14%	-200.00%
2001 S	10	20	35	21	33	29	29	34	23	29	31	17
2002 S	21	29	32	27	23	38	35	36	27	29	27	21
%Diff S	52.38%	31.03%	-9.38%	22.22%	-43.48%	23.68%	17.14%	5.56%	14.81%	0.00%	-14.81%	19.05%
2001 W	8	3	2	5	7	9	12	10	11	8	8	7
2002 W	7	9	2	7	9	9	4	14	9	8	6	3
%Diff W	-14.29%	66.67%	0.00%	28.57%	22.22%	0.00%	-200.00%	28.57%	-22.22%	0.00%	-33.33%	-133.33%
2001 X	17	13	10	12	16	17	11	12	21	22	15	627
2002 X	15	10	6	19	8	19	13	11	12	19	12	15
%Diff X	-13.33%	-30.00%	-66.67%	36.84%	-100.00%	10.53%	15.38%	-9.09%	-75.00%	-15.79%	-25.00%	-4,080.00%

Dollar Volume of Sold Listings

	2001	2002	Diff	Chg
JAN	\$1,287,500	\$2,781,297	1,493,797	53.71%
FEB	\$2,709,950	\$4,034,100	1,324,150	32.82%
MAR	\$4,593,015	\$4,031,425	-561,590	-13.93%
APR	\$3,320,250	\$3,522,400	202,150	5.74%
MAY	\$4,631,350	\$3,362,416	-1,268,934	-37.74%
JUN	\$4,303,750	\$5,513,900	1,210,150	21.95%
JUL	\$3,881,955	\$5,410,800	1,528,845	28.26%
AUG	\$4,380,650	\$5,395,445	1,014,795	18.81%
SEP	\$3,266,110	\$4,062,700	796,590	19.61%
OCT	\$3,642,250	\$3,790,867	148,617	3.92%
NOV	\$4,564,210	\$4,263,865	-300,345	-7.04%
DEC	\$2,682,875	\$2,405,400	-277,475	-11.54%

**2002 – 2003**

**Number of Listings**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2002 A</b>	43	45	39	54	48	52	41	49	40	33	25	36
<b>2003 A</b>	35	40	49	52	38	45	49	45	40	35	27	14
<b>%Diff A</b>	-22.86%	-12.50%	20.41%	-3.85%	-26.32%	-15.56%	16.33%	-8.89%	0.00%	5.71%	7.41%	-157.14%
<b>2002 P</b>	26	38	26	19	15	18	21	14	14	18	7	9
<b>2003 P</b>	16	10	23	14	11	26	24	21	12	17	8	12
<b>%Diff P</b>	-62.50%	-280.00%	-13.04%	-35.71%	-36.36%	30.77%	12.50%	33.33%	-16.67%	-5.88%	12.50%	25.00%
<b>2002 S</b>	21	29	32	27	23	38	35	36	27	29	27	21
<b>2003 S</b>	15	19	26	28	36	28	43	30	28	26	23	26
<b>%Diff S</b>	-40.00%	-52.63%	-23.08%	3.57%	36.11%	-35.71%	18.60%	-20.00%	3.57%	-11.54%	-17.39%	19.23%
<b>2002 W</b>	7	9	2	7	9	9	4	14	9	8	6	3
<b>2003 W</b>	9	8	10	5	6	6	7	9	8	8	4	4
<b>%Diff W</b>	22.22%	-12.50%	80.00%	-40.00%	-50.00%	-50.00%	42.86%	-55.56%	-12.50%	0.00%	-50.00%	25.00%
<b>2002 X</b>	15	10	6	19	8	19	13	11	12	19	12	15
<b>2003 X</b>	18	2	8	5	10	11	9	9	11	10	6	12
<b>%Diff X</b>	16.67%	-400.00%	25.00%	-280.00%	20.00%	-72.73%	-44.44%	-22.22%	-9.09%	-90.00%	-100.00%	-25.00%

**Dollar Volume of Sold Listings**

	2002	2003	Diff	Chg
JAN	\$2,781,297	\$2,176,307	-604,990	-27.80%
FEB	\$4,034,100	\$2,554,755	-1,479,345	-57.91%
MAR	\$4,031,425	\$3,750,650	-280,775	-7.49%
APR	\$3,522,400	\$4,543,750	1,021,350	22.48%
MAY	\$3,362,416	\$5,928,650	2,566,234	43.29%
JUN	\$5,513,900	\$4,544,400	-969,500	-21.33%
JUL	\$5,410,800	\$7,032,224	1,621,424	23.06%
AUG	\$5,395,445	\$4,133,200	-1,262,245	-30.54%
SEP	\$4,062,700	\$3,534,888	-527,812	-14.93%
OCT	\$3,790,867	\$4,422,250	631,383	14.28%
NOV	\$4,263,865	\$3,057,405	-1,206,460	-39.46%
DEC	\$2,405,400	\$4,173,609	1,768,209	42.37%

2003 – 2004

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2003 A	35	40	49	52	38	45	49	45	40	35	27	14
2004 A	38	41	55	52	46	67	50	45	56	42	34	20
%Diff A	7.89%	2.44%	10.91%	0.00%	17.39%	32.84%	2.00%	0.00%	28.57%	16.67%	20.59%	30.00%
2003 P	16	10	23	14	11	26	24	21	12	17	8	12
2004 P	20	23	23	19	19	28	25	16	16	25	16	9
%Diff P	20.00%	56.52%	0.00%	26.32%	42.11%	7.14%	4.00%	-31.25%	25.00%	32.00%	50.00%	-33.33%
2003 S	15	19	26	28	36	28	43	30	28	26	23	26
2004 S	20	21	29	33	34	42	34	36	26	30	32	26
%Diff S	25.00%	9.52%	10.34%	15.15%	-5.88%	33.33%	-26.47%	16.67%	-7.69%	13.33%	28.13%	0.00%
2003 W	9	8	10	5	6	6	7	9	8	8	4	4
2004 W	7	4	7	11	8	7	10	10	7	9	8	8
%Diff W	-28.57%	-100.00%	-42.86%	54.55%	25.00%	14.29%	30.00%	10.00%	-14.29%	11.11%	50.00%	50.00%
2003 X	18	2	8	5	10	11	9	9	11	10	6	12
2004 X	16	23	7	14	12	9	7	10	6	24	10	13
%Diff X	-12.50%	91.30%	-14.29%	64.29%	16.67%	-22.22%	-28.57%	10.00%	-83.33%	58.33%	40.00%	7.69%

Dollar Volume of Sold Listings

	2003	2004	Diff	Chg
JAN	\$2,176,307	\$2,561,050	384,743	15.02%
FEB	\$2,554,755	\$3,512,181	957,426	27.26%
MAR	\$3,750,650	\$4,730,400	979,750	20.71%
APR	\$4,543,750	\$4,819,250	275,500	5.72%
MAY	\$5,928,650	\$5,706,315	-222,335	-3.90%
JUN	\$4,544,400	\$6,897,075	2,352,675	34.11%
JUL	\$7,032,224	\$5,313,595	-1,718,629	-32.34%
AUG	\$4,133,200	\$5,446,650	1,313,450	24.11%
SEP	\$3,534,888	\$4,001,100	466,212	11.65%
OCT	\$4,422,250	\$4,955,482	533,232	10.76%
NOV	\$3,057,405	\$5,166,400	2,108,995	40.82%
DEC	\$4,173,609	\$4,277,397	103,788	2.43%

2004 – 2005

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2004 A	38	41	55	52	46	67	50	45	56	42	34	20
2005 A	45	41	58	43	47	60	59	45	37	41	58	23
%Diff A	15.56%	0.00%	5.17%	-20.93%	2.13%	-11.67%	15.25%	0.00%	-51.35%	-2.44%	41.38%	13.04%
2004 P	20	23	23	19	19	28	25	16	16	25	16	9
2005 P	22	14	27	24	24	25	26	43	17	24	20	15
%Diff P	9.09%	-64.29%	14.81%	20.83%	20.83%	-12.00%	3.85%	62.79%	5.88%	-4.17%	20.00%	40.00%
2004 S	20	21	29	33	34	42	34	36	26	30	32	26
2005 S	21	29	33	29	33	42	31	41	44	25	23	28
%Diff S	4.76%	27.59%	12.12%	-13.79%	-3.03%	0.00%	-9.68%	12.20%	40.91%	-20.00%	-39.13%	7.14%
2004 W	7	4	7	11	8	7	10	10	7	9	8	8
2005 W	5	9	14	8	8	9	9	9	8	4	8	8
%Diff W	-40.00%	55.56%	50.00%	-37.50%	0.00%	22.22%	-11.11%	-11.11%	12.50%	-125.00%	0.00%	0.00%
2004 X	16	23	7	14	12	9	7	10	6	24	10	13
2005 X	9	6	22	12	10	6	12	16	5	19	9	17
%Diff X	-77.78%	-283.33%	68.18%	-16.67%	-20.00%	-50.00%	41.67%	37.50%	-20.00%	-26.32%	-11.11%	23.53%

Dollar Volume of Sold Listings

	2004	2005	Diff	Chg
JAN	\$2,561,050	\$2,873,364	312,314	10.87%
FEB	\$3,512,181	\$4,708,670	1,196,489	25.41%
MAR	\$4,730,400	\$6,092,175	1,361,775	22.35%
APR	\$4,819,250	\$4,942,500	123,250	2.49%
MAY	\$5,706,315	\$5,403,461	-302,854	-5.60%
JUN	\$6,897,075	\$6,683,234	-213,841	-3.20%
JUL	\$5,313,595	\$5,262,570	-51,025	-0.97%
AUG	\$5,446,650	\$6,478,691	1,032,041	15.93%
SEP	\$4,001,100	\$8,017,452	4,016,352	50.10%
OCT	\$4,955,482	\$3,976,785	-978,697	-24.61%
NOV	\$5,166,400	\$5,254,051	87,651	1.67%
DEC	\$4,277,397	\$4,857,100	579,703	11.94%

2005 – 2006

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2005 A	45	41	58	43	47	60	59	45	37	41	58	23
2006 A	35	37	53	48	52	53	47	52	64	37	35	36
%Diff A	-28.57%	-10.81%	-9.43%	10.42%	9.62%	-13.21%	-25.53%	13.46%	42.19%	-10.81%	-65.71%	36.11%
2005 P	22	14	27	24	24	25	26	43	17	24	20	15
2006 P	25	16	17	19	20	26	18	21	22	16	18	14
%Diff P	12.00%	12.50%	-58.82%	-26.32%	-20.00%	3.85%	-44.44%	-104.76%	22.73%	-50.00%	-11.11%	-7.14%
2005 S	21	29	33	29	33	42	31	41	44	25	23	28
2006 S	30	29	28	29	34	39	34	32	26	29	24	27
%Diff S	30.00%	0.00%	-17.86%	0.00%	2.94%	-7.69%	8.82%	-28.13%	-69.23%	13.79%	4.17%	-3.70%
2005 W	5	9	14	8	8	9	9	9	8	4	8	8
2006 W	12	13	5	11	14	16	4	5	23	11	6	29
%Diff W	58.33%	30.77%	-180.00%	27.27%	42.86%	43.75%	-125.00%	-80.00%	65.22%	63.64%	-33.33%	72.41%
2005 X	9	6	22	12	10	6	12	16	5	19	9	17
2006 X	23	13	8	10	8	11	17	12	12	12	6	7
%Diff X	60.87%	53.85%	-175.00%	-20.00%	-25.00%	45.45%	29.41%	-33.33%	58.33%	-58.33%	-50.00%	-142.86%

Dollar Volume of Sold Listings

	2005	2006	Diff	Chg
JAN	\$2,873,364	\$4,338,795	1,465,431	33.78%
FEB	\$4,708,670	\$4,442,500	-266,170	-5.99%
MAR	\$6,092,175	\$5,304,020	-788,155	-14.86%
APR	\$4,942,500	\$5,077,900	135,400	2.67%
MAY	\$5,403,461	\$6,417,131	1,013,670	15.80%
JUN	\$6,683,234	\$6,488,169	-195,065	-3.01%
JUL	\$5,262,570	\$6,174,550	911,980	14.77%
AUG	\$6,478,691	\$5,117,164	-1,361,527	-26.61%
SEP	\$8,017,452	\$4,784,572	-3,232,880	-67.57%
OCT	\$3,976,785	\$5,153,542	1,176,757	22.83%
NOV	\$5,254,051	\$3,837,000	-1,417,051	-36.93%
DEC	\$4,857,100	\$4,800,705	-56,395	-1.17%

2006 – 2007

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006 A	35	37	53	48	52	53	47	52	64	37	35	36
2007 A	46	31	51	60	51	51	70	48	46	46	50	21
%Diff A	23.91%	-19.35%	-3.92%	20.00%	-1.96%	-3.92%	32.86%	-8.33%	-39.13%	19.57%	30.00%	-71.43%
2006 P	25	16	17	19	20	26	18	21	22	16	18	14
2007 P	13	18	17	18	25	16	18	12	22	18	20	9
%Diff P	-92.31%	11.11%	0.00%	-5.56%	20.00%	-62.50%	0.00%	-75.00%	0.00%	11.11%	10.00%	-55.56%
2006 S	30	29	28	29	34	39	34	32	26	29	24	27
2007 S	22	20	30	26	34	33	22	28	24	26	25	34
%Diff S	-36.36%	-45.00%	6.67%	-11.54%	0.00%	-18.18%	-54.55%	-14.29%	-8.33%	-11.54%	4.00%	20.59%
2006 W	12	13	5	11	14	16	4	5	23	11	6	29
2007 W	6	8	9	12	14	10	15	11	17	18	23	9
%Diff W	-100.00%	-62.50%	44.44%	8.33%	0.00%	-60.00%	73.33%	54.55%	-35.29%	38.89%	73.91%	-222.22%
2006 X	23	13	8	10	8	11	17	12	12	12	6	7
2007 X	18	8	16	12	17	7	15	9	28	29	18	22
%Diff X	-27.78%	-62.50%	50.00%	16.67%	52.94%	-57.14%	-13.33%	-33.33%	57.14%	58.62%	66.67%	68.18%

Dollar Volume of Sold Listings

	2006	2007	Diff	Chg
JAN	\$4,338,795	\$3,488,142	-850,653	-24.39%
FEB	\$4,442,500	\$2,882,695	-1,559,805	-54.11%
MAR	\$5,304,020	\$4,957,050	-346,970	-7.00%
APR	\$5,077,900	\$4,953,500	-124,400	-2.51%
MAY	\$6,417,131	\$6,435,294	18,163	0.28%
JUN	\$6,488,169	\$5,705,129	-783,040	-13.73%
JUL	\$6,174,550	\$4,482,595	-1,691,955	-37.74%
AUG	\$5,117,164	\$5,346,800	229,636	4.29%
SEP	\$4,784,572	\$4,273,650	-510,922	-11.96%
OCT	\$5,153,542	\$4,957,425	-196,117	-3.96%
NOV	\$3,837,000	\$4,000,402	163,402	4.08%
DEC	\$4,800,705	\$6,076,490	1,275,785	21.00%

2007 – 2008

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007 A	46	31	51	60	51	51	70	48	46	46	50	21
2008 A	60	48	40	59	43	59	47	35	39	40	31	26
%Diff A	23.33%	35.42%	-27.50%	-1.69%	-18.60%	13.56%	-48.94%	-37.14%	-17.95%	-15.00%	-61.29%	19.23%
2007 P	13	18	17	18	25	16	18	12	22	18	20	9
2008 P	10	17	21	15	14	10	19	13	14	12	10	13
%Diff P	-30.00%	-5.88%	19.05%	-20.00%	-78.57%	-60.00%	5.26%	7.69%	-57.14%	-50.00%	-100.00%	30.77%
2007 S	22	20	30	26	34	33	22	28	24	26	25	34
2008 S	19	17	28	25	22	32	16	23	30	22	23	10
%Diff S	-15.79%	-17.65%	-7.14%	-4.00%	-54.55%	-3.13%	-37.50%	-21.74%	20.00%	-18.18%	-8.70%	-240.00%
2007 W	6	8	9	12	14	10	15	11	17	18	23	9
2008 W	16	13	10	26	17	15	6	12	10	15	12	11
%Diff W	62.50%	38.46%	10.00%	53.85%	17.65%	33.33%	-150.00%	8.33%	-70.00%	-20.00%	-91.67%	18.18%
2007 X	18	8	16	12	17	7	15	9	28	29	18	22
2008 X	36	11	16	15	24	10	22	11	17	15	12	14
%Diff X	50.00%	27.27%	0.00%	20.00%	29.17%	30.00%	31.82%	18.18%	-64.71%	-93.33%	-50.00%	-57.14%

Dollar Volume of Sold Listings

	2007	2008	Diff	Chg
JAN	\$3,488,142	\$4,183,545	695,403	16.62%
FEB	\$2,882,695	\$2,700,770	-181,925	-6.74%
MAR	\$4,957,050	\$4,756,300	-200,750	-4.22%
APR	\$4,953,500	\$4,604,960	-348,540	-7.57%
MAY	\$6,435,294	\$3,906,550	-2,528,744	-64.73%
JUN	\$5,705,129	\$6,025,550	320,421	5.32%
JUL	\$4,482,595	\$2,940,450	-1,542,145	-52.45%
AUG	\$5,346,800	\$4,645,470	-701,330	-15.10%
SEP	\$4,273,650	\$6,215,900	1,942,250	31.25%
OCT	\$4,957,425	\$3,866,349	-1,091,076	-28.22%
NOV	\$4,000,402	\$3,731,975	-268,427	-7.19%
DEC	\$6,076,490	\$1,818,800	-4,257,690	-234.09%

2008 – 2009

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2008 A	60	48	40	59	43	59	47	34
2009 A	44	39	53	41	42	32	54	32
%Diff A	-36.36%	-23.08%	24.53%	-43.90%	-2.38%	-84.38%	12.96%	-6.25%
2008 P	10	17	21	15	14	10	19	12
2009 P	6	14	18	15	14	11	7	13
%Diff P	-66.67%	-21.43%	-16.67%	0.00%	0.00%	9.09%	-171.43%	7.69%
2008 S	19	17	28	25	22	32	16	15
2009 S	13	13	26	15	21	24	14	17
%Diff S	-46.15%	-30.77%	-7.69%	-66.67%	-4.76%	-33.33%	-14.29%	11.76%
2008 W	16	13	10	26	17	15	6	12
2009 W	12	9	16	15	11	11	13	12
%Diff W	-33.33%	-44.44%	37.50%	-73.33%	-54.55%	-36.36%	53.85%	0.00%
2008 X	36	11	16	15	24	10	22	10
2009 X	18	12	11	19	13	18	19	14
%Diff X	-100.00%	8.33%	-45.45%	21.05%	-84.62%	44.44%	-15.79%	28.57%

Dollar Volume of Sold Listings

	2008	2009	Diff	Chg
JAN	\$4,183,545	\$2,050,400	-2,133,145	-104.04%
FEB	\$2,700,770	\$2,591,150	-109,620	-4.23%
MAR	\$4,756,300	\$4,636,910	-119,390	-2.57%
APR	\$4,604,960	\$1,809,830	-2,795,130	-154.44%
MAY	\$3,906,550	\$3,088,600	-817,950	-26.48%
JUN	\$6,025,550	\$4,783,800	-1,241,750	-25.96%
JUL	\$2,940,450	\$2,300,920	-639,530	-27.79%
AUG	\$3,133,600	\$2,966,850	-166,750	-5.62%

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