



**All Areas: Total Chattanooga/North Georgia/North Alabama Market**

**Market Comparison: Year by Year**

**2001 – 2002**

**Number of Listings**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2001 A</b>	1282	1168	1279	1239	1365	1245	1223	1273	980	1234	841	516
<b>2002 A</b>	821	704	755	993	831	781	882	917	770	734	672	535
<b>%Diff A</b>	-56.15%	-65.91%	-69.40%	-24.77%	-64.26%	-59.41%	-38.66%	-38.82%	-27.27%	-68.12%	-25.15%	3.55%
<b>2001 P</b>	74	88	89	112	120	98	118	114	86	117	175	356
<b>2002 P</b>	400	430	405	390	338	309	269	309	297	313	297	250
<b>%Diff P</b>	81.50%	79.53%	78.02%	71.28%	64.50%	68.28%	56.13%	63.11%	71.04%	62.62%	41.08%	-42.40%
<b>2001 S</b>	313	375	424	484	514	538	525	594	435	519	533	343
<b>2002 S</b>	303	394	439	488	477	551	492	494	446	476	404	429
<b>%Diff S</b>	-3.30%	4.82%	3.42%	0.82%	-7.76%	2.36%	-6.71%	-20.24%	2.47%	-9.03%	-31.93%	20.05%
<b>2001 W</b>	153	140	156	169	174	192	182	187	146	266	147	129
<b>2002 W</b>	160	137	132	153	157	138	161	183	146	165	131	107
<b>%Diff W</b>	4.38%	-2.19%	-18.18%	-10.46%	-10.83%	-39.13%	-13.04%	-2.19%	0.00%	-61.21%	-12.21%	-20.56%
<b>2001 X</b>	408	253	319	257	320	346	375	368	354	382	331	10379
<b>2002 X</b>	313	244	257	236	223	367	341	280	295	414	249	337
<b>%Diff X</b>	-30.35%	-3.69%	-24.12%	-8.90%	-43.50%	5.72%	-9.97%	-31.43%	-20.00%	7.73%	-32.93%	-2,979.82%

**Dollar Volume of Sold Listings**

	2001	2002	Diff	Chg
JAN	\$36,224,748	\$39,938,145	3,713,397	9.30%
FEB	\$46,091,653	\$49,263,953	3,172,300	6.44%
MAR	\$56,143,692	\$56,858,243	714,551	1.26%
APR	\$60,812,300	\$67,153,151	6,340,851	9.44%
MAY	\$66,164,184	\$66,299,109	134,925	0.20%
JUN	\$74,919,895	\$71,933,622	-2,986,273	-4.15%
JUL	\$70,384,876	\$67,330,018	-3,054,858	-4.54%
AUG	\$73,743,936	\$65,866,806	-7,877,130	-11.96%
SEP	\$56,729,035	\$59,290,863	2,561,828	4.32%
OCT	\$69,725,539	\$59,862,058	-9,863,481	-16.48%
NOV	\$66,722,560	\$53,837,288	-12,885,272	-23.93%
DEC	\$41,538,197	\$62,369,961	20,831,764	33.40%

**2002 – 2003**

**Number of Listings**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2002 A</b>	821	704	755	993	831	781	882	917	770	734	672	535
<b>2003 A</b>	843	771	912	978	949	963	918	909	922	938	708	555
<b>%Diff A</b>	2.61%	8.69%	17.21%	-1.53%	12.43%	18.90%	3.92%	-0.88%	16.49%	21.75%	5.08%	3.60%
<b>2002 P</b>	400	430	405	390	338	309	269	309	297	313	297	250
<b>2003 P</b>	341	316	430	402	390	398	487	415	388	392	302	255
<b>%Diff P</b>	-17.30%	-36.08%	5.81%	2.99%	13.33%	22.36%	44.76%	25.54%	23.45%	20.15%	1.66%	1.96%
<b>2002 S</b>	303	394	439	488	477	551	492	494	446	476	404	429
<b>2003 S</b>	352	452	500	541	563	575	569	611	526	532	405	531
<b>%Diff S</b>	13.92%	12.83%	12.20%	9.80%	15.28%	4.17%	13.53%	19.15%	15.21%	10.53%	0.25%	19.21%
<b>2002 W</b>	160	137	132	153	157	138	161	183	146	165	131	107
<b>2003 W</b>	136	131	144	158	158	220	189	178	181	203	137	140
<b>%Diff W</b>	-17.65%	-4.58%	8.33%	3.16%	0.63%	37.27%	14.81%	-2.81%	19.34%	18.72%	4.38%	23.57%
<b>2002 X</b>	313	244	257	236	223	367	341	280	295	414	249	337
<b>2003 X</b>	364	232	258	272	312	309	377	302	299	333	253	373
<b>%Diff X</b>	14.01%	-5.17%	0.39%	13.24%	28.53%	-18.77%	9.55%	7.28%	1.34%	-24.32%	1.58%	9.65%

**Dollar Volume of Sold Listings**

	2002	2003	Diff	Chg
JAN	\$39,938,145	\$42,364,660	2,426,515	5.73%
FEB	\$49,263,953	\$58,301,550	9,037,597	15.50%
MAR	\$56,858,243	\$70,016,797	13,158,554	18.79%
APR	\$67,153,151	\$71,662,824	4,509,673	6.29%
MAY	\$66,299,109	\$82,523,665	16,224,556	19.66%
JUN	\$71,933,622	\$83,422,683	11,489,061	13.77%
JUL	\$67,330,018	\$84,471,417	17,141,399	20.29%
AUG	\$65,866,806	\$88,202,144	22,335,338	25.32%
SEP	\$59,290,863	\$70,969,999	11,679,136	16.46%
OCT	\$59,862,058	\$76,018,809	16,156,751	21.25%
NOV	\$53,837,288	\$55,756,135	1,918,847	3.44%
DEC	\$62,369,961	\$76,448,707	14,078,746	18.42%

2003 -2004

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2003 A</b>	843	771	912	978	949	963	918	909	922	938	708	555
<b>2004 A</b>	931	934	1131	1079	1141	1173	1159	1115	976	949	764	608
<b>%Diff A</b>	9.45%	17.45%	19.36%	9.36%	16.83%	17.90%	20.79%	18.48%	5.53%	1.16%	7.33%	8.72%
<b>2003 P</b>	341	316	430	402	390	398	487	415	388	392	302	255
<b>2004 P</b>	353	408	499	501	500	479	493	487	430	388	374	294
<b>%Diff P</b>	3.40%	22.55%	13.83%	19.76%	22.00%	16.91%	1.22%	14.78%	9.77%	-1.03%	19.25%	13.27%
<b>2003 S</b>	352	452	500	541	563	575	569	611	526	532	405	531
<b>2004 S</b>	344	451	577	664	669	749	664	676	636	595	551	537
<b>%Diff S</b>	-2.33%	-0.22%	13.34%	18.52%	15.84%	23.23%	14.31%	9.62%	17.30%	10.59%	26.50%	1.12%
<b>2003 W</b>	136	131	144	158	158	220	189	178	181	203	137	140
<b>2004 W</b>	203	163	179	200	184	242	207	223	207	215	193	169
<b>%Diff W</b>	33.00%	19.63%	19.55%	21.00%	14.13%	9.09%	8.70%	20.18%	12.56%	5.58%	29.02%	17.16%
<b>2003 X</b>	364	232	258	272	312	309	377	302	299	333	253	373
<b>2004 X</b>	387	316	303	326	373	288	378	389	341	440	333	484
<b>%Diff X</b>	5.94%	26.58%	14.85%	16.56%	16.35%	-7.29%	0.26%	22.37%	12.32%	24.32%	24.02%	22.93%

Dollar Volume of Sold Listings

	2003	2004	Diff	Chg
JAN	\$42,364,660	\$49,451,272	7,086,612	14.33%
FEB	\$58,301,550	\$61,338,370	3,036,820	4.95%
MAR	\$70,016,797	\$82,633,157	12,616,360	15.27%
APR	\$71,662,824	\$94,494,970	22,832,146	24.16%
MAY	\$82,523,665	\$98,584,597	16,060,932	16.29%
JUN	\$83,422,683	\$119,772,107	36,349,424	30.35%
JUL	\$84,471,417	\$101,235,722	16,764,305	16.56%
AUG	\$88,202,144	\$101,993,954	13,791,810	13.52%
SEP	\$70,969,999	\$97,449,670	26,479,671	27.17%
OCT	\$76,018,809	\$96,883,291	20,864,482	21.54%
NOV	\$55,756,135	\$80,870,889	25,114,754	31.06%
DEC	\$76,448,707	\$84,000,178	7,551,471	8.99%

2004 - 2005

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2004 A</b>	931	934	1131	1079	1141	1173	1159	1115	976	949	764	608
<b>2005 A</b>	1065	913	1135	1147	1209	1329	1160	1199	1098	1103	947	769
<b>%Diff A</b>	12.58%	-2.30%	0.35%	5.93%	5.62%	11.74%	0.09%	7.01%	11.11%	13.96%	19.32%	20.94%
<b>2004 P</b>	353	408	499	501	500	479	493	487	430	388	374	294
<b>2005 P</b>	381	487	537	505	461	658	610	654	535	551	444	372
<b>%Diff P</b>	7.35%	16.22%	7.08%	0.79%	-8.46%	27.20%	19.18%	25.54%	19.63%	29.58%	15.77%	20.97%
<b>2004 S</b>	344	451	577	664	669	749	664	676	636	595	551	537
<b>2005 S</b>	404	543	692	652	664	781	699	775	688	630	617	588
<b>%Diff S</b>	14.85%	16.94%	16.62%	-1.84%	-0.75%	4.10%	5.01%	12.77%	7.56%	5.56%	10.70%	8.67%
<b>2004 W</b>	203	163	179	200	184	242	207	223	207	215	193	169
<b>2005 W</b>	204	218	203	215	228	249	272	246	302	249	206	209
<b>%Diff W</b>	0.49%	25.23%	11.82%	6.98%	19.30%	2.81%	23.90%	9.35%	31.46%	13.65%	6.31%	19.14%
<b>2004 X</b>	387	316	303	326	373	288	378	389	341	440	333	484
<b>2005 X</b>	476	282	410	307	338	309	466	398	354	400	320	410
<b>%Diff X</b>	18.70%	-12.06%	26.10%	-6.19%	-10.36%	6.80%	18.88%	2.26%	3.67%	-10.00%	-4.06%	-18.05%

Dollar Volume of Sold Listings

	2004	2005	Diff	Chg
JAN	\$49,451,272	\$61,418,410	11,967,138	19.48%
FEB	\$61,338,370	\$83,778,202	22,439,832	26.78%
MAR	\$82,633,157	\$108,315,715	25,682,558	23.71%
APR	\$94,494,970	\$105,851,260	11,356,290	10.73%
MAY	\$98,584,597	\$107,883,538	9,298,941	8.62%
JUN	\$119,772,107	\$129,100,635	9,328,528	7.23%
JUL	\$101,235,722	\$115,186,015	13,950,293	12.11%
AUG	\$101,993,954	\$124,123,897	22,129,943	17.83%
SEP	\$97,449,670	\$109,224,085	11,774,415	10.78%
OCT	\$96,883,291	\$100,864,064	3,980,773	3.95%
NOV	\$80,870,889	\$102,291,608	21,420,719	20.94%
DEC	\$84,000,178	\$95,759,913	11,759,735	12.28%

2005 - 2006

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2005 A</b>	1065	913	1135	1147	1209	1329	1160	1199	1098	1103	947	769
<b>2006 A</b>	1105	1092	1338	1288	1495	1368	1368	1365	1211	1249	993	718
<b>%Diff A</b>	3.62%	16.39%	15.17%	10.95%	19.13%	2.85%	15.20%	12.16%	9.33%	11.69%	4.63%	-7.10%
<b>2005 P</b>	381	487	537	505	461	658	610	654	535	551	444	372
<b>2006 P</b>	503	556	591	568	650	591	561	535	444	460	428	351
<b>%Diff P</b>	24.25%	12.41%	9.14%	11.09%	29.08%	-11.34%	-8.73%	-22.24%	-20.50%	-19.78%	-3.74%	-5.98%
<b>2005 S</b>	404	543	692	652	664	781	699	775	688	630	617	588
<b>2006 S</b>	451	592	742	704	789	863	770	786	604	681	601	568
<b>%Diff S</b>	10.42%	8.28%	6.74%	7.39%	15.84%	9.50%	9.22%	1.40%	-13.91%	7.49%	-2.66%	-3.52%
<b>2005 W</b>	204	218	203	215	228	249	272	246	302	249	206	209
<b>2006 W</b>	241	224	265	246	354	298	289	348	335	345	325	308
<b>%Diff W</b>	15.35%	2.68%	23.40%	12.60%	35.59%	16.44%	5.88%	29.31%	9.85%	27.83%	36.62%	32.14%
<b>2005 X</b>	476	282	410	307	338	309	466	398	354	400	320	410
<b>2006 X</b>	493	359	441	356	443	374	452	402	449	546	413	567
<b>%Diff X</b>	3.45%	21.45%	7.03%	13.76%	23.70%	17.38%	-3.10%	1.00%	21.16%	26.74%	22.52%	27.69%

Dollar Volume of Sold Listings

	2005	2006	Diff	Chg
JAN	\$61,418,410	\$70,196,037	8,777,627	12.50%
FEB	\$83,778,202	\$93,423,551	9,645,349	10.32%
MAR	\$108,315,715	\$111,905,014	3,589,299	3.21%
APR	\$105,851,260	\$114,256,780	8,405,520	7.36%
MAY	\$107,883,538	\$139,453,540	31,570,002	22.64%
JUN	\$129,100,635	\$152,909,144	23,808,509	15.57%
JUL	\$115,186,015	\$141,517,420	26,331,405	18.61%
AUG	\$124,123,897	\$127,556,018	3,432,121	2.69%
SEP	\$109,224,085	\$93,937,044	-15,287,041	-16.27%
OCT	\$100,864,064	\$122,426,945	21,562,881	17.61%
NOV	\$102,291,608	\$107,283,633	4,992,025	4.65%
DEC	\$95,759,913	\$91,967,708	-3,792,205	-4.12%

2006 - 2007

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2006 A</b>	1105	1092	1338	1288	1495	1368	1368	1365	1211	1249	993	718
<b>2007 A</b>	1398	1208	1421	1412	1410	1674	1492	1356	1103	1158	1003	680
<b>%Diff A</b>	20.96%	9.60%	5.84%	8.78%	-6.03%	18.28%	8.31%	-0.66%	-9.79%	-7.86%	1.00%	-5.59%
<b>2006 P</b>	503	556	591	568	650	591	561	535	444	460	428	351
<b>2007 P</b>	451	497	501	524	552	486	501	495	412	429	324	318
<b>%Diff P</b>	-11.53%	-11.87%	-17.96%	-8.40%	-17.75%	-21.60%	-11.98%	-8.08%	-7.77%	-7.23%	-32.10%	-10.38%
<b>2006 S</b>	451	592	742	704	789	863	770	786	604	681	601	568
<b>2007 S</b>	468	551	730	655	776	716	655	711	529	557	484	473
<b>%Diff S</b>	3.63%	-7.44%	-1.64%	-7.48%	-1.68%	-20.53%	-17.56%	-10.55%	-14.18%	-22.26%	-24.17%	-20.08%
<b>2006 W</b>	241	224	265	246	354	298	289	348	335	345	325	308
<b>2007 W</b>	344	293	366	343	385	515	415	391	364	478	391	307
<b>%Diff W</b>	29.94%	23.55%	27.60%	28.28%	8.05%	42.14%	30.36%	11.00%	7.97%	27.82%	16.88%	-0.33%
<b>2006 X</b>	493	359	441	356	443	374	452	402	449	546	413	567
<b>2007 X</b>	724	399	565	473	537	449	619	513	574	645	484	643
<b>%Diff X</b>	31.91%	10.03%	21.95%	24.74%	17.50%	16.70%	26.98%	21.64%	21.78%	15.35%	14.67%	11.82%

Dollar Volume of Sold Listings

	2006	2007	Diff	Chg
JAN	\$70,196,037	\$74,870,411	4,674,374	6.24%
FEB	\$93,423,551	\$88,883,226	-4,540,325	-5.11%
MAR	\$111,905,014	\$117,925,241	6,020,227	5.11%
APR	\$114,256,780	\$109,702,444	-4,554,336	-4.15%
MAY	\$139,453,540	\$134,184,529	-5,269,011	-3.93%
JUN	\$152,909,144	\$129,949,764	-22,959,380	-17.67%
JUL	\$141,517,420	\$116,061,433	-25,455,987	-21.93%
AUG	\$127,556,018	\$119,804,550	-7,751,468	-6.47%
SEP	\$93,937,044	\$88,765,368	-5,171,676	-5.83%
OCT	\$122,426,945	\$89,838,565	-32,588,380	-36.27%
NOV	\$107,283,633	\$75,170,055	-32,113,578	-42.72%
DEC	\$91,967,708	\$77,791,049	-14,176,659	-18.22%

2007 - 2008

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2007 A</b>	1398	1208	1421	1412	1410	1674	1492	1356	1103	1158	1003	680
<b>2008 A</b>	1169	1155	1171	1328	1285	1325	1232	1137	1057	959	792	752
<b>%Diff A</b>	-19.59%	-4.59%	-21.35%	-6.33%	-9.73%	-26.34%	-21.10%	-19.26%	-4.35%	-20.75%	-26.64%	9.57%
<b>2007 P</b>	451	497	501	524	552	486	501	495	412	429	324	318
<b>2008 P</b>	374	420	449	464	578	423	403	407	394	297	290	259
<b>%Diff P</b>	-20.59%	-18.33%	-11.58%	-12.93%	4.50%	-14.89%	-24.32%	-21.62%	-4.57%	-44.44%	-11.72%	-22.78%
<b>2007 S</b>	468	551	730	655	776	716	655	711	529	557	484	473
<b>2008 S</b>	384	490	570	525	609	577	516	528	521	462	346	425
<b>%Diff S</b>	-21.88%	-12.45%	-28.07%	-24.76%	-27.42%	-24.09%	-26.94%	-34.66%	-1.54%	-20.56%	-39.88%	-11.29%
<b>2007 W</b>	344	293	366	343	385	515	415	391	364	478	391	307
<b>2008 W</b>	383	330	344	425	356	356	369	357	387	339	317	276
<b>%Diff W</b>	10.18%	11.21%	-6.40%	19.29%	-8.15%	-44.66%	-12.47%	-9.52%	5.94%	-41.00%	-23.34%	-11.23%
<b>2007 X</b>	724	399	565	473	537	449	619	513	574	645	484	643
<b>2008 X</b>	855	567	507	496	563	474	648	543	469	633	461	591
<b>%Diff X</b>	15.32%	29.63%	-11.44%	4.64%	4.62%	5.27%	4.48%	5.52%	-22.39%	-1.90%	-4.99%	-8.80%

Dollar Volume of Sold Listings

	2007	2008	Diff	Chg
JAN	\$74,870,411	\$59,822,995	-15,047,416	-25.15%
FEB	\$88,883,226	\$77,743,706	-11,139,520	-14.33%
MAR	\$117,925,241	\$93,759,629	-24,165,612	-25.77%
APR	\$109,702,444	\$85,775,527	-23,926,917	-27.89%
MAY	\$134,184,529	\$106,937,652	-27,246,877	-25.48%
JUN	\$129,949,764	\$100,723,930	-29,225,834	-29.02%
JUL	\$116,061,433	\$92,149,272	-23,912,161	-25.95%
AUG	\$119,804,550	\$89,364,131	-30,440,419	-34.06%
SEP	\$88,765,368	\$89,297,907	532,539	0.60%
OCT	\$89,838,565	\$78,061,055	-11,777,510	-15.09%
NOV	\$75,170,055	\$57,019,076	-18,150,979	-31.83%
DEC	\$77,791,049	\$75,894,900	-1,896,149	-2.50%

2008 - 2009

Number of Listings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
2008 A	1169	1155	1171	1328	1285	1325	1232	995
2009 A	1008	997	1185	1095	1139	1228	1244	978
%Diff A	-15.97%	-15.85%	1.18%	-21.28%	-12.82%	-7.90%	0.96%	-1.74%
2008 P	374	420	449	464	578	423	403	374
2009 P	306	332	404	409	394	425	386	334
%Diff P	-22.22%	-26.51%	-11.14%	-13.45%	-46.70%	0.47%	-4.40%	-11.98%
2008 S	384	490	570	525	609	577	516	408
2009 S	288	337	446	407	483	560	574	347
%Diff S	-33.33%	-45.40%	-27.80%	-28.99%	-26.09%	-3.04%	10.10%	-17.58%
2008 W	383	330	344	425	356	356	369	317
2009 W	347	317	354	351	375	351	374	360
%Diff W	-10.37%	-4.10%	2.82%	-21.08%	5.07%	-1.42%	1.34%	11.94%
2008 X	855	567	507	496	563	474	648	499
2009 X	714	422	548	468	513	482	635	425
%Diff X	-19.75%	-34.36%	7.48%	-5.98%	-9.75%	1.66%	-2.05%	-17.41%

Dollar Volume of Sold Listings

	2008	2009	Diff	Chg
JAN	\$59,822,995	\$44,379,896	-15,443,099	-34.80%
FEB	\$77,743,706	\$49,668,295	-28,075,411	-56.53%
MAR	\$93,759,629	\$72,619,127	-21,140,502	-29.11%
APR	\$85,775,527	\$58,755,176	-27,020,351	-45.99%
MAY	\$106,937,652	\$74,655,317	-32,282,335	-43.24%
JUN	\$100,723,930	\$91,784,048	-8,939,882	-9.74%
JUL	\$92,149,272	\$89,913,029	-2,236,243	-2.49%
AUG	\$68,808,300	\$55,466,453	-13,341,847	-24.05%

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