

Nashville Area Home Sale Activity:

Quarter 4, 2008



The following figures represent the resale of single family residences and condos as well as new homes.

Note: % Change is from the same period in the previous year

DAVIDSON		Median Price			Sales Volume	
Community	TNDA Zip Code	4Q2008	% Chg*	\$/SqFt	4Q2008	% Chg*
All homes		\$153,900	-7.00%	\$91	1,864	-38.60%
ANTIOCH	37013	\$135,000	-10.00%	\$77	278	-30.50%
GOODLETTSVILLE	37072	\$150,450	-8.10%	\$85	78	-31.00%
HERMITAGE	37076	\$158,000	-5.90%	\$91	105	-42.60%
JOELTON	37080	\$165,000	7.10%	\$90	19	-24.00%
MADISON	37115	\$107,450	-7.30%	\$77	93	-33.60%
NASHVILLE	37201	\$207,000	63.00%	n/a	20	1900.00%
NASHVILLE	37203	\$225,000	8.40%	\$130	48	9.10%
NASHVILLE	37204	\$285,000	32.80%	\$168	34	-73.60%
NASHVILLE	37205	\$424,750	26.50%	\$175	58	-41.40%
NASHVILLE	37206	\$150,000	-1.00%	\$109	93	-21.80%
NASHVILLE	37207	\$101,376	-17.90%	\$62	94	-36.90%
NASHVILLE	37208	\$73,000	-47.80%	\$39	35	-50.70%
NASHVILLE	37209	\$170,000	22.30%	\$108	94	-36.10%
NASHVILLE	37210	\$94,250	-16.00%	\$90	24	-52.00%
NASHVILLE	37211	\$150,000	-6.30%	\$88	234	-27.80%
NASHVILLE	37212	\$316,900	2.90%	\$202	37	-78.90%
NASHVILLE	37214	\$139,450	3.70%	\$92	65	-58.60%
NASHVILLE	37215	\$315,000	-30.00%	\$175	89	-20.50%
NASHVILLE	37216	\$131,300	4.80%	\$94	55	-32.10%
NASHVILLE	37217	\$119,000	-7.40%	\$76	62	-27.10%
NASHVILLE	37218	\$80,000	-33.30%	\$50	42	-17.60%
NASHVILLE	37220	\$256,962	-6.60%	\$159	15	-31.80%
NASHVILLE	37221	\$205,228	-5.60%	\$105	112	-31.30%
OLD HICKORY	37138	\$153,900	-6.10%	\$95	77	-34.20%
WHITES CREEK	37189	\$131,000	14.00%	\$83	12	33.30%
RUTHERFORD		Median Price			Sales Volume	
Community	TNRU Zip Code	4Q2008	% Chg*	\$/SqFt	4Q2008	% Chg*
All homes		\$147,500	-1.80%	\$87	905	-33.10%
CHRISTIANA	37037	\$135,000	2.70%	\$84	20	-20.00%
EAGLEVILLE	37060	\$184,000	-21.70%	\$88	6	-33.30%
LA VERGNE	37086	\$115,500	-7.90%	\$77	95	-45.10%
LASCASSAS	37085	\$167,890	9.00%	\$100	7	-46.20%
MILTON	37118	\$95,000	-42.80%	\$90	5	-16.70%
MURFREESBORO	37127	\$174,950	0.00%	\$91	48	-31.40%

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MURFREESBORO	37128	\$162,735	-5.00%	\$87	173	-34.20%
MURFREESBORO	37129	\$157,450	5.60%	\$90	142	-32.40%
MURFREESBORO	37130	\$135,269	-3.40%	\$81	144	-30.10%
ROCKVALE	37153	\$169,000	-6.60%	\$105	15	-16.70%
SMYRNA	37167	\$135,000	-10.00%	\$88	137	-32.80%
WILLIAMSON	TNWI	Median Price			Sales Volume	
Community	Zip Code	4Q2008	% Chg*	\$/SqFt	4Q2008	% Chg*
All homes		\$322,750	-3.50%	\$128	684	-36.50%
ARRINGTON	37014	n/a	n/a	\$119	4	-33.30%
BRENTWOOD	37027	\$416,000	4.00%	\$142	180	-37.30%
COLLEGE GROVE	37046	\$418,000	146.00%	\$133	9	0.00%
FAIRVIEW	37062	\$139,000	-22.70%	\$108	31	-13.90%
FRANKLIN	37064	\$293,000	-0.70%	\$130	212	-10.20%
FRANKLIN	37067	\$355,000	-1.40%	\$128	78	-58.10%
FRANKLIN	37069	\$295,000	-6.30%	\$139	52	-41.60%
NOLENSVILLE	37135	\$314,427	0.90%	\$105	52	-63.60%
THOMPSONS STATION	37179	\$216,500	-11.90%	\$106	39	-47.30%