



**CHANDLER REPORTS, LLC**  
**SHELBY COUNTY HOUSING INVENTORY REPORT**  
**1st QUARTER 1998**

**WHISPERING MEADO SUBDIVISION - 38141**

ADDRESS	SEC	LOT	BUILDER	C B B			BLDG	S	P		FIRST	FINAL	LOT	LOT	LOT	LOTS	
				O	M	S			U	E							A
				M	S	F ½	SQFT	P	DATE	DATE	DATE	AMOUNT	PRICE	(SQFT)	DATE	PRICE	SALE
4895 COPPER VALLEY CV	1	0047													2/6/98	19,400†	23
4901 COPPER VALLEY CV	1	0048													2/6/98	19,400†	23
4902 COPPER VALLEY CV	1	0046	WILLIAMS,MOE	3	2		1,440	2	2/98			86,000			1/14/98	23,000†	1
4905 COPPER VALLEY CV	1	0049													2/6/98	19,400†	23
4906 COPPER VALLEY CV	1	0045													2/6/98	19,400†	23
4909 COPPER VALLEY CV	1	0050													2/6/98	19,400†	23
4910 COPPER VALLEY CV	1	0044													2/6/98	19,400†	23
4915 COPPER VALLEY CV	1	0051													2/6/98	19,400†	23
4916 COPPER VALLEY CV	1	0043	WILLIAMS,MOE	3	2		1,060	1	2/98			72,000			1/30/98	23,000†	1
4921 COPPER VALLEY CV	1	0052													2/6/98	19,400†	23
4924 COPPER VALLEY CV	1	0042													2/6/98	19,400†	23
4929 COPPER VALLEY CV	1	0053	WILLIAMS,MOE				1,187	2	10/97			80,000			10/31/97	23,000†	4
4930 COPPER VALLEY CV	1	0041	WILLIAMS,MOE	3	2		1,308	2	10/97			82,000			10/31/97	23,000†	3
4935 COPPER VALLEY CV	1	0054	WILLIAMS,MOE	3	2		1,172	2	10/97			81,000			10/31/97	23,000†	3
4936 COPPER VALLEY CV	1	0040	WILLIAMS,MOE	3	2		1,308	2	10/97			86,000			10/31/97	23,000†	3
4891 COPPER VALLEY E	1	0030													2/6/98	19,400†	23
4892 COPPER VALLEY E	1	0029													9/30/97	19,400†	25
4897 COPPER VALLEY E	1	0031													2/6/98	19,400†	23
4898 COPPER VALLEY E	1	0028													9/30/97	19,400†	25
4907 COPPER VALLEY E	1	0032													2/6/98	19,400†	23
4908 COPPER VALLEY E	1	0027													9/30/97	19,400†	25
4913 COPPER VALLEY E	1	0033													2/6/98	19,400†	23
4914 COPPER VALLEY E	1	0026													9/30/97	19,400†	25
4919 COPPER VALLEY E	1	0034													2/6/98	19,400†	23
4920 COPPER VALLEY E	1	0025													9/30/97	19,400†	25
4925 COPPER VALLEY E	1	0035													2/6/98	19,400†	23
4926 COPPER VALLEY E	1	0024													9/30/97	19,400†	25
4933 COPPER VALLEY E	1	0036													2/6/98	19,400†	23
4938 COPPER VALLEY E	1	0023	WILLIAMS,MOE				1,227		10/97			71,000			10/31/97	23,000†	4
4939 COPPER VALLEY E	1	0037													2/6/98	19,400†	23
4944 COPPER VALLEY E	1	0022	WILLIAMS,MOE	3	2		1,360		10/97			90,000			10/31/97	23,000†	3
4945 COPPER VALLEY E	1	0038													2/6/98	19,400†	23
4948 COPPER VALLEY E	1	0021	WILLIAMS,MOE	3	2		1,027		2/98			70,000			10/31/97	23,000†	3
4952 COPPER VALLEY E	1	0020													9/30/97	19,400†	25
6453 COPPER VALLEY S	1	0010													9/30/97	19,400†	25
6457 COPPER VALLEY S	1	0011													9/30/97	19,400†	25
6460 COPPER VALLEY S	1	0056													2/6/98	19,400†	23
6465 COPPER VALLEY S	1	0012													9/30/97	19,400†	25
6471 COPPER VALLEY S	1	0013													9/30/97	19,400†	25
6472 COPPER VALLEY S	1	0055													2/6/98	19,400†	23
6477 COPPER VALLEY S	1	0014													9/30/97	19,400†	25
6483 COPPER VALLEY S	1	0015													9/30/97	19,400†	25
6488 COPPER VALLEY S	1	0039													2/6/98	19,400†	23
6489 COPPER VALLEY S	1	0016													9/30/97	19,400†	25
6495 COPPER VALLEY S	1	0017													9/30/97	19,400†	25
6501 COPPER VALLEY S	1	0018													9/30/97	19,400†	25
6515 COPPER VALLEY S	1	0019													9/30/97	19,400†	25
4899 COPPER VALLEY W	1	0001													9/30/97	19,400†	25
4900 COPPER VALLEY W	1	0063													9/30/97	19,400†	25
4903 COPPER VALLEY W	1	0002													9/30/97	19,400†	25
4904 COPPER VALLEY W	1	0062	WILLIAMS,MOE	3	2		1,140	1	10/97			80,000			10/31/97	23,000†	4
4911 COPPER VALLEY W	1	0003													9/30/97	19,400†	25
4912 COPPER VALLEY W	1	0061													2/6/98	19,400†	23
4918 COPPER VALLEY W	1	0060	WILLIAMS,MOE	3	2		1,110	1	2/98			80,000			10/31/97	23,000†	3
4922 COPPER VALLEY W	1	0059													2/6/98	19,400†	23
4923 COPPER VALLEY W	1	0004													9/30/97	19,400†	25
4928 COPPER VALLEY W	1	0058	WILLIAMS,MOE	3	2		1,060		10/97			71,000			10/31/97	23,000†	4
4931 COPPER VALLEY W	1	0005	WILLIAMS,MOE				1,214	2	10/97			80,000			10/31/97	23,000†	3
4934 COPPER VALLEY W	1	0057	WILLIAMS,MOE				1,226		10/97			82,000			10/31/97	23,000†	3
4937 COPPER VALLEY W	1	0006													9/30/97	19,400†	25
4943 COPPER VALLEY W	1	0007	WILLIAMS,MOE	3	2		1,214	2	2/98			80,000			10/31/97	23,000†	3
4947 COPPER VALLEY W	1	0008													9/30/97	19,400†	25
4951 COPPER VALLEY W	1	0009													9/30/97	19,400†	25

AVERAGE FOR ALL LOTS IN WHISPERING MEADO SUBDIVISION :

1,204

79,400

20,257

63 TOTAL LOTS

< 30

48 VACANT LOTS

30 - 60

5

15 HOUSES UNDER CONSTRUCTION

60 - 90

COMPLETED & UNCLOS

90 - 180

CLOSED

> 180

10

**CHANDLER REPORTS, LLC**  
**SHELBY COUNTY HOUSING INVENTORY REPORT**  
**1st QUARTER 1998**

YEAR-BY-YEAR COMPARISON

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1997	10	80,300	1,220			
1998 *	5	77,600	1,170			

\* TO DATE

YEAR-TO-DATE COMPARISON

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1997						
1998	5	77,600	1,170			

CURRENT QUARTER COMPARISON

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1997						
1998	5	77,600	1,170			

PAST 4 QUARTERS COMPARISON

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1997						
1998	15	79,400	1,204			

**CHANDLER REPORTS, LLC  
SHELBY COUNTY HOUSING INVENTORY REPORT  
1st QUARTER 1998**

**SUMMARY FOR ZIP CODE 38141**

	AGE IN DAYS	UNDER CONSTRUCTION	COMPLETE & UNCLOSED
7,835 TOTAL LOTS	< 30	2	12
165 VACANT LOTS	30 - 60	10	8
41 HOUSES UNDER CONSTRUCTION	60 - 90		1
36 COMPLETED & UNCLOSED	90 - 180	8	1
7,593 CLOSED	> 180	21	14

**YEAR-BY-YEAR COMPARISON**

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1974	143	22,615	1,414	16	35,950	1,454
1975	224	27,036	1,521	204	38,094	1,468
1976	305	30,417	1,568	259	41,028	1,535
1977	379	32,540	1,510	372	42,717	1,522
1978	243	36,926	1,614	307	46,747	1,564
1979	177	39,852	1,608	262	54,906	1,603
1980	268	41,187	1,526	172	60,536	1,589
1981	108	41,355	1,469	217	59,080	1,501
1982	213	44,608	1,521	153	64,045	1,519
1983	560	46,061	1,495	423	65,260	1,492
1984	450	50,497	1,710	495	71,392	1,583
1985	668	53,188	1,576	506	71,775	1,627
1986	636	55,825	1,543	676	76,916	1,582
1987	454	62,667	1,555	559	77,513	1,531
1988	508	61,819	1,499	479	79,490	1,518
1989	441	62,482	1,494	555	78,243	1,494
1990	251	59,372	1,485	352	80,429	1,511
1991	302	56,010	1,400	305	76,383	1,455
1992	375	68,269	1,490	363	79,686	1,464
1993	260	65,673	1,431	308	79,622	1,467
1994	172	80,035	1,573	167	85,565	1,484
1995	159	73,293	1,454	170	94,765	1,556
1996	124	82,508	1,428	155	93,816	1,412
1997	119	80,916	1,422	104	98,935	1,495
1998*	12	79,000	1,312	14	104,850	1,446

\* TO DATE

**YEAR-TO-DATE COMPARISON**

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1974						
1975	32	25,438	1,572	27	36,963	1,359
1976	58	30,379	1,613	56	41,002	1,515
1977	91	32,923	1,546	57	41,774	1,520
1978	59	34,864	1,607	66	43,874	1,568
1979	34	40,059	1,515	51	51,883	1,585
1980	26	40,269	1,669	35	56,723	1,595
1981	45	39,933	1,369	51	58,234	1,474
1982	22	40,591	1,653	33	64,506	1,591
1983	106	43,448	1,509	91	62,324	1,479
1984	117	48,709	1,592	123	65,331	1,432
1985	108	50,477	1,628	94	72,234	1,702
1986	152	55,572	1,604	131	74,401	1,547
1987	125	58,935	1,542	128	76,734	1,567
1988	112	63,382	1,472	75	80,218	1,525
1989	140	61,906	1,458	129	77,610	1,486
1990	112	61,153	1,482	86	77,126	1,439
1991	68	53,926	1,406	51	79,433	1,563
1992	108	68,602	1,447	70	79,356	1,456
1993	86	65,558	1,468	87	79,289	1,506
1994	19	75,789	1,518	42	83,569	1,446
1995	22	79,182	1,538	34	96,127	1,668
1996	27	82,222	1,407	43	87,419	1,365
1997	14	86,071	1,440	25	92,924	1,328
1998*	12	79,000	1,312	14	104,850	1,446

**CURRENT QUARTER COMPARISON**

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1974						
1975	32	25,438	1,572	27	36,963	1,359
1976	58	30,379	1,613	56	41,002	1,515
1977	91	32,923	1,546	57	41,774	1,520
1978	59	34,864	1,607	66	43,874	1,568
1979	34	40,059	1,515	51	51,883	1,585
1980	26	40,269	1,669	35	56,723	1,595
1981	45	39,933	1,369	51	58,234	1,474
1982	22	40,591	1,653	33	64,506	1,591
1983	106	43,448	1,509	91	62,324	1,479
1984	117	48,709	1,592	123	65,331	1,432
1985	108	50,477	1,628	94	72,234	1,702
1986	152	55,572	1,604	131	74,401	1,547
1987	125	58,935	1,542	128	76,734	1,567
1988	112	63,382	1,472	75	80,218	1,525
1989	140	61,906	1,458	129	77,610	1,486
1990	112	61,153	1,482	86	77,126	1,439
1991	68	53,926	1,406	51	79,433	1,563
1992	108	68,602	1,447	70	79,356	1,456
1993	86	65,558	1,468	87	79,289	1,506
1994	19	75,789	1,518	42	83,569	1,446
1995	22	79,182	1,538	34	96,127	1,668
1996	27	82,222	1,407	43	87,419	1,365
1997	14	86,071	1,440	25	92,924	1,328
1998*	12	79,000	1,312	14	104,850	1,446

**PAST 4 QUARTERS COMPARISON**

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1974						
1975	175	23,131	1,440	43	36,586	1,396
1976	250	28,016	1,531	233	38,915	1,496
1977	338	31,104	1,555	260	41,200	1,537
1978	347	32,837	1,540	381	43,060	1,523
1979	218	37,972	1,599	292	48,265	1,570
1980	169	39,875	1,636	246	55,740	1,604
1981	287	41,073	1,488	188	60,553	1,557
1982	85	41,917	1,569	199	60,270	1,522
1983	297	44,495	1,507	211	63,224	1,491
1984	571	47,084	1,513	455	65,858	1,478
1985	441	50,968	1,722	466	73,173	1,647
1986	712	54,107	1,574	543	72,327	1,595
1987	609	56,525	1,527	673	77,360	1,586
1988	441	63,900	1,538	506	78,104	1,521
1989	536	61,520	1,494	533	78,935	1,509
1990	413	62,316	1,502	512	78,212	1,487
1991	207	56,628	1,461	317	81,168	1,539
1992	342	60,401	1,413	324	76,548	1,439
1993	353	67,507	1,498	380	79,655	1,475
1994	193	66,720	1,424	263	80,371	1,451
1995	175	80,389	1,575	159	88,301	1,533
1996	164	73,981	1,435	179	92,727	1,489
1997	111	83,027	1,435	137	95,661	1,411
1998*	117	80,103	1,409	93	101,468	1,533

**CHANDLER REPORTS, LLC**  
**SHELBY COUNTY HOUSING INVENTORY REPORT**  
**1st QUARTER 1998**

**SUMMARY FOR ZIPCODE 38141**

UNCOMPLETED HOUSES							HOUSES COMPLETED & UNSOLD						
DAYS SINCE 1ST INSPECTION							DAYS SINCE FINAL INSPECTION						
SQFT RANGE	< 30	30 -60	60 -90	90 - 180	> 180	TOTAL	SQFT RANGE	< 30	30 -60	60 -90	90 - 180	> 180	TOTAL
1							1						1
1,000							1,000						1
1,200							1,200						1
1,400							1,400						1
1,600							1,600						1
1,800							1,800						1
2,000							2,000						1
2,200							2,200						1
2,400							2,400						1
2,600							2,600						1
2,800							2,800						1
3,000							3,000						1
3,200							3,200						1
3,400							3,400						1
3,600							3,600						1
3,800							3,800						1
4,000							4,000						1
4,200							4,200						1
4,400							4,400						1
4,600							4,600						1
4,800							4,800						1
5,000							5,000						1
5,500							5,500						1
6,000							6,000						1
6,500							6,500						1
7,000							7,000						1
7,500							7,500						1
8,000							8,000						1
8,500							8,500						1
9,000							9,000						1
9,500							9,500						1
10,000							10,000						1
TOTAL	2	10		8	21	41	TOTAL	12	8	1	1	14	36

**HOUSES CLOSED THIS QUARTER**  
**DAYS SINCE START**

SQFT RANGE	NO START	< 180	180 - 270	270 - 360	360 - 450	> 450	TOTAL
1							
1,000							
1,200							
1,400							
1,600							
1,800							
2,000							
2,200							
2,400							
2,600							
2,800							
3,000							
3,200							
3,400							
3,600							
3,800							
4,000							
4,200							
4,400							
4,600							
4,800							
5,000							
5,500							
6,000							
6,500							
7,000							
7,500							
8,000							
8,500							
9,000							
9,500							
10,000							
TOTAL		7	5	1		1	14

**CHANDLER REPORTS, LLC  
SHELBY COUNTY HOUSING INVENTORY REPORT  
1st QUARTER 1998**

**SUMMARY FOR ZIPCODE 38141**

YEAR	UNDER CONSTRUCTION				COMPLETED & UNSOLD				NEW HOUSES CLOSED			
	QUARTER				QUARTER				QUARTER			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
1974		10	103	108			2	19				
1975	107	126	139	128	25	38	36	34	27	61	58	58
1976	137	160	201	179	32	38	31	43	56	71	69	63
1977	213	220	241	208	45	48	39	33	57	99	102	114
1978	208	167	178	158	27	42	35	33	66	92	71	78
1979	143	149	112	100	34	29	22	17	51	67	82	62
1980	85	95	158	180	28	34	42	38	35	33	46	58
1981	163	123	66	49	53	65	86	69	51	69	49	48
1982	54	54	78	132	57	53	49	51	33	27	39	54
1983	153	206	250	281	47	51	79	56	91	103	107	122
1984	265	262	243	216	67	59	67	84	123	162	102	108
1985	225	245	322	363	92	79	95	107	94	118	140	154
1986	383	374	359	345	106	97	63	82	131	193	203	149
1987	323	239	232	231	101	113	90	92	128	187	154	90
1988	259	280	292	257	101	98	78	97	75	138	136	130
1989	244	218	175	135	121	101	109	105	129	174	143	109
1990	157	112	99	69	109	97	64	70	86	107	96	63
1991	86	109	106	86	70	46	48	50	51	101	70	83
1992	128	75	81	123	52	56	38	25	70	109	87	97
1993	106	85	82	76	41	28	29	25	87	92	69	60
1994	59	93	88	96	19	7	7	11	42	57	29	39
1995	78	56	79	84	18	9	8	11	34	54	40	42
1996	68	63	51	42	11	13	26	22	43	46	33	33
1997	29	37	51	62	25	25	19	17	25	21	31	27
1998	41				36				14			

SUMMARY OF SOLD HOUSES BY SQFT

SQFT RANGE	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998 TO DATE
1 - 999	7						2	2		
1,000 - 1,199	85	71	77	60	55	23	10	25	9	
1,200 - 1,399	133	65	87	120	99	55	37	58	43	6
1,400 - 1,599	146	78	62	98	80	42	53	40	30	7
1,600 - 1,799	121	85	36	31	23	23	38	16	9	
1,800 - 1,999	44	31	21	25	28	8	19	4	6	1
2,000 - 2,199	7	17	14	21	10	10	3	9	4	
2,200 - 2,399	4	2	3	5	7	1	5			
2,400 - 2,599	1	1	3	2	4	5	1	1	1	
2,600 - 2,799	4	2	1				1			
2,800 - 2,999				1	1					
3,000 - 3,199					1					
3,200 - 3,399	2									
3,400 - 3,599							1		1	
3,600 - 3,799	1									
3,800 - 3,999									1	
4,000 - 4,199										
4,200 - 4,399										
4,400 - 4,599										
4,600 - 4,799										
4,800 - 4,999										
5,000 - 5,499										
5,500 - 5,999										
6,000 - 6,499										
6,500 - 6,999						1				
7,000 - 7,499										
7,500 - 7,999										
8,000 - 8,499										
8,500 - 8,999										
9,000 - 9,499										
9,500 - 9,999										
10,000 - 99,999										

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1st QUARTER 1998**

SUMMARY OF SOLD HOUSES BY SALE PRICE

SUMMARY FOR ZIP CODE 38141

SALE PRICE	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998 TO DATE
1	49,999	26	5	3						
50,000	74,999	207	137	141	139	122	65	12	7	3
75,000	99,999	270	182	133	178	144	62	102	100	58
100,000	124,999	38	29	20	40	34	39	53	46	41
125,000	149,999	4	3	2		5	1		2	1
150,000	174,999									
175,000	199,999									
200,000	224,999									
225,000	249,999									
250,000	274,999									
275,000	299,999									
300,000	349,999									
350,000	399,999									
400,000	449,999									
450,000	499,999									
500,000	599,999									
600,000	699,999									
700,000	799,999									
800,000	899,999									
1,000,000	9,999,999									

**CHANDLER REPORTS, LLC**  
**SHELBY COUNTY HOUSING INVENTORY REPORT**  
**1st QUARTER 1998**

**SUMMARY FOR SHELBY COUNTY**

	AGE	UNDER	COMPLETE &
	IN DAYS	CONSTRUCTION	UNCLOSED
98,757 TOTAL LOTS	< 30	375	106
10,191 VACANT LOTS	30 - 60	360	58
2,597 HOUSES UNDER CONSTRUCTION	60 - 90	211	38
705 COMPLETED & UNCLOSED	90 - 180	386	76
85,264 CLOSED	> 180	1,265	427

YEAR-BY-YEAR COMPARISON

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1971	1	30,000		5	34,740	
1972	5	33,250	2,513	20	33,917	1,657
1973	35	37,259	2,505	164	34,383	1,752
1974	2,163	27,445	1,695	1,559	36,532	1,644
1975	2,138	32,188	1,806	2,490	42,580	1,730
1976	3,147	35,276	1,907	2,860	48,485	1,857
1977	3,886	38,646	1,834	3,899	49,312	1,825
1978	3,710	44,020	1,997	3,871	56,598	1,885
1979	3,306	49,105	2,030	3,671	64,818	1,977
1980	2,960	50,274	1,876	3,049	70,235	1,954
1981	1,319	55,759	2,033	2,413	73,772	1,983
1982	1,338	55,043	1,943	1,597	82,017	2,043
1983	3,303	58,700	1,958	2,502	80,939	1,876
1984	3,068	65,987	2,234	3,028	89,848	2,053
1985	4,037	71,556	2,121	3,260	94,088	2,143
1986	4,740	83,919	2,253	4,056	105,323	2,171
1987	4,470	95,732	2,347	4,564	120,729	2,303
1988	3,903	97,270	2,267	4,125	121,883	2,298
1989	3,774	92,319	2,137	4,261	116,806	2,198
1990	3,266	94,036	2,089	4,043	114,426	2,120
1991	3,533	91,610	2,034	3,796	110,921	2,073
1992	4,377	98,026	2,109	4,079	115,750	2,105
1993	4,935	111,268	2,205	4,532	123,191	2,130
1994	4,368	122,360	2,255	4,292	134,593	2,202
1995	4,787	130,040	2,233	4,355	145,192	2,184
1996	3,990	140,792	2,290	4,252	154,722	2,215
1997	3,540	152,936	2,329	3,687	164,890	2,342
1998 *	965	151,520	2,276	834	170,510	2,395

\* TO DATE

YEAR-TO-DATE COMPARISON

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1971	1			3	31,133	
1972	6	37,667	3,206	10	42,400	2,699
1973	438	25,721	1,692	276	34,634	1,774
1974	293	31,571	1,825	446	38,655	1,647
1975	704	32,892	1,837	566	47,184	1,840
1976	812	36,259	1,817	763	48,376	1,875
1977	714	41,449	1,992	731	53,963	1,852
1978	560	44,931	1,899	764	62,138	2,026
1979	506	46,390	1,766	655	71,110	2,011
1980	457	51,753	1,921	724	66,871	1,886
1981	192	55,372	2,108	415	77,526	2,004
1982	742	57,359	1,956	504	72,573	1,784
1983	669	58,589	1,931	658	84,364	1,944
1984	688	69,868	2,197	585	92,568	2,162
1985	955	78,411	2,192	870	96,434	2,138
1986	1,201	89,260	2,301	954	117,319	2,352
1987	881	93,529	2,267	781	120,138	2,389
1988	776	92,938	2,135	971	116,804	2,239
1989	893	89,217	2,016	874	111,166	2,111
1990	794	87,375	1,940	833	111,176	2,190
1991	1,074	97,842	2,075	906	115,292	2,080
1992	1,124	106,558	2,140	987	109,361	2,019
1993	974	120,680	2,297	959	130,880	2,230
1994	1,074	126,515	2,233	976	137,796	2,196
1995	996	140,170	2,318	967	142,796	2,101
1996	681	156,040	2,376	797	164,274	2,311
1997	965	151,520	2,276	834	170,510	2,395

CURRENT QUARTER COMPARISON

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1971						
1972	1			3	31,133	
1973	6	37,667	3,206	10	42,400	2,699
1974	438	25,721	1,692	276	34,634	1,774
1975	293	31,571	1,825	446	38,655	1,647
1976	704	32,892	1,837	566	47,184	1,840
1977	812	36,259	1,817	763	48,376	1,875
1978	714	41,449	1,992	731	53,963	1,852
1979	560	44,931	1,899	764	62,138	2,026
1980	506	46,390	1,766	655	71,110	2,011
1981	457	51,753	1,921	724	66,871	1,886
1982	192	55,372	2,108	415	77,526	2,004
1983	742	57,359	1,956	504	72,573	1,784
1984	669	58,589	1,931	658	84,364	1,944
1985	688	69,868	2,197	585	92,568	2,162
1986	955	78,411	2,192	870	96,434	2,138
1987	1,201	89,260	2,301	954	117,319	2,352
1988	881	93,529	2,267	781	120,138	2,389
1989	776	92,938	2,135	971	116,804	2,239
1990	893	89,217	2,016	874	111,166	2,111
1991	794	87,375	1,940	833	111,176	2,190
1992	1,074	97,842	2,075	906	115,292	2,080
1993	1,124	106,558	2,140	987	109,361	2,019
1994	974	120,680	2,297	959	130,880	2,230
1995	1,074	126,515	2,233	976	137,796	2,196
1996	996	140,170	2,318	967	142,796	2,101
1997	681	156,040	2,376	797	164,274	2,311
1998	965	151,520	2,276	834	170,510	2,395

PAST 4 QUARTERS COMPARISON

YEAR	PERMITS			CLOSINGS		
	#	AVG AMT	AVG SQFT	#	AVG PRICE	AVG SQFT
1971						
1972	2	30,000		8	33,388	
1973	10	35,143	2,744	27	37,644	2,352
1974	467	26,328	1,726	430	34,354	1,756
1975	2,018	28,416	1,714	1,729	37,374	1,626
1976	2,549	32,453	1,812	2,610	44,180	1,767
1977	3,255	36,038	1,902	3,057	48,690	1,865
1978	3,788	39,689	1,917	3,867	50,350	1,814
1979	3,556	44,680	1,983	3,904	58,100	1,928
1980	3,252	49,377	2,011	3,562	66,457	1,975
1981	2,911	51,194	1,903	3,118	69,331	1,927
1982	1,054	57,425	2,095	2,104	76,813	2,020
1983	1,888	55,891	1,931	1,686	80,311	1,976
1984	3,230	58,971	1,953	2,656	83,275	1,911
1985	3,087	68,443	2,291	2,955	91,630	2,099
1986	4,304	73,354	2,124	3,545	94,886	2,139
1987	4,986	86,264	2,276	4,140	109,553	2,219
1988	4,150	97,135	2,343	4,391	121,312	2,308
1989	3,798	97,254	2,240	4,315	121,104	2,268
1990	3,891	91,486	2,110	4,164	115,669	2,170
1991	3,167	93,711	2,072	4,002	114,490	2,137
1992	3,813	94,251	2,065	3,869	111,876	2,049
1993	4,427	100,236	2,125	4,160	114,353	2,090
1994	4,785	114,287	2,239	4,504	127,779	2,176
1995	4,468	123,725	2,241	4,309	136,120	2,194
1996	4,709	132,993	2,251	4,346	146,183	2,163
1997	3,675	143,787	2,299	4,082	159,412	2,261
1998	3,824	152,024	2,307	3,724	166,265	2,360

**CHANDLER REPORTS, LLC**  
**SHELBY COUNTY HOUSING INVENTORY REPORT**  
**1st QUARTER 1998**

**SUMMARY FOR SHELBY COUNTY**

UNCOMPLETED HOUSES							HOUSES COMPLETED & UNSOLD								
DAYS SINCE 1ST INSPECTION							DAYS SINCE FINAL INSPECTION								
SQFT RANGE	< 30	30 -60	60 -90	90 - 180	> 180	TOTAL	SQFT RANGE	< 30	30 -60	60 -90	90 - 180	> 180	TOTAL		
1	999	5	5	4	2	28	44								
1,000	1,199	6	2	24	2	17	51	1	2			1	4		
1,200	1,399	15	18	13	12	58	116	6	2	2		2	51		
1,400	1,599	24	42	15	23	77	181	27	9	5	11	46	98		
1,600	1,799	41	45	24	42	65	217	13	6	8	12	30	69		
1,800	1,999	34	42	30	19	82	207	4	2	2		1	22		
2,000	2,199	23	33	12	32	67	167	5	3			2	35		
2,200	2,399	27	40	12	30	51	160	7	6	2		2	24		
2,400	2,599	34	28	15	33	92	202	6	6	3	4	26	45		
2,600	2,799	22	18	15	24	71	150	5	5	3	4	25	42		
2,800	2,999	16	19	12	32	81	160	3	6	2		1	19		
3,000	3,199	17	7	3	26	74	127	5	4			5	20		
3,200	3,399	7	19	5	18	70	119	2	1	3		5	23		
3,400	3,599	24	10	3	23	59	119	4	2	2	11	17	36		
3,600	3,799	14	6	3	13	62	98	4		1	5	20	30		
3,800	3,999	20	5	3	8	41	77	2	1	3	4	12	22		
4,000	4,199	10	8	5	8	34	65	3				1	13		
4,200	4,399	9	5	1	9	36	60	1		1	3	7	12		
4,400	4,599	5	2	4	7	36	54	3				6	9		
4,600	4,799	8	1	1	3	40	53	1	1		1	7	10		
4,800	4,999	4		1	4	18	27	1				3	5		
5,000	5,499	2		1	1	16	20	4,800	4,999		1		3		
5,500	5,999	5	1	2	7	27	42	5,000	5,499				1		
6,000	6,499	1			3	18	22	5,500	5,999				3		
6,500	6,999	2	2		2	17	23	6,000	6,499	1		1	2		
7,000	7,499		1	1	1	8	11	6,500	6,999						
7,500	7,999				1	8	10	7,000	7,499						
8,000	8,499				1	5	7	7,500	7,999			1	1		
8,500	8,999					3	3	8,000	8,499						
9,000	9,499					3	4	8,500	8,999						
9,500	9,999					1	1	9,000	9,499						
10,000	99,999							9,500	9,999						
								10,000	99,999						
TOTAL		375	360	211	386	1,265	2,597	TOTAL		106	58	38	76	427	705

**HOUSES CLOSED THIS QUARTER**  
**DAYS SINCE START**

SQFT RANGE	NO START	< 180	180 - 270	270 - 360	360 - 450	> 450	TOTAL
	47						49
1	999	1	2	1	1	1	6
1,000	1,199	28	16	6	1	4	55
1,200	1,399	64	20	2	3	3	92
1,400	1,599		55	22	3	2	87
1,600	1,799	1	35	20	6	10	76
1,800	1,999		26	10	6	5	59
2,000	2,199	1	14	9	10	4	51
2,200	2,399		17	6	4	5	42
2,400	2,599		9	9	10	3	38
2,600	2,799		11	7	13	4	42
2,800	2,999		8	5	13	3	39
3,000	3,199		10	4	9	3	35
3,200	3,399		4	11	6	5	26
3,400	3,599	1	5	4	8	3	29
3,600	3,799		1	4	3	4	12
3,800	3,999		1	4	2	2	12
4,000	4,199		1	4	3	3	18
4,200	4,399		1	1	6	3	17
4,400	4,599			1	1	4	14
4,600	4,799		1		2		4
4,800	4,999			1		2	3
5,000	5,499				4	3	7
5,500	5,999			1	3	4	8
6,000	6,499			1	2	1	5
6,500	6,999		1	1		3	7
7,000	7,499					2	
7,500	7,999						
8,000	8,499						
8,500	8,999						
9,000	9,499						
9,500	9,999						
10,000	99,999					1	1
TOTAL		50	293	163	125	63	834

**CHANDLER REPORTS, LLC**  
**SHELBY COUNTY HOUSING INVENTORY REPORT**  
**1st QUARTER 1998**

**SUMMARY FOR SHELBY COUNTY**

YEAR	UNDER CONSTRUCTION				COMPLETED & UNSOLD				HOUSES CLOSED			
	QUARTER				QUARTER				QUARTER			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
1971			1	1						1	2	2
1972	2	3	6	5					3	6	5	6
1973	11	18	20	34		1	2	2	10	38	37	79
1974	466	1,205	1,626	1,594	6	24	84	250	276	431	450	402
1975	1,472	1,552	1,624	1,630	363	454	485	528	446	732	690	622
1976	1,750	1,864	2,106	2,040	614	660	597	657	566	730	789	775
1977	2,188	2,415	2,445	2,407	611	565	525	491	763	1,058	1,073	1,005
1978	2,434	2,596	2,570	2,424	469	463	417	397	731	1,041	1,064	1,035
1979	2,211	2,392	2,317	2,122	427	410	382	421	764	983	1,065	859
1980	1,907	1,827	2,091	2,002	504	567	559	502	655	672	820	902
1981	1,642	1,354	1,051	823	611	601	673	642	724	735	499	455
1982	716	672	712	851	543	463	445	393	415	423	354	405
1983	1,124	1,504	1,711	1,705	374	420	436	409	504	576	706	716
1984	1,702	1,753	1,717	1,698	439	442	495	523	658	851	775	744
1985	1,854	2,250	2,483	2,446	485	527	568	590	585	734	966	975
1986	2,435	2,697	3,208	3,093	689	687	493	647	870	1,015	1,111	1,060
1987	3,137	2,945	2,976	2,773	853	885	830	900	954	1,423	1,161	1,026
1988	2,761	2,922	2,827	2,572	1,015	988	903	906	781	1,105	1,194	1,045
1989	2,262	2,340	2,301	2,130	1,026	961	922	886	971	994	1,131	1,165
1990	2,121	2,140	1,826	1,461	917	907	809	801	874	1,008	1,226	935
1991	1,454	1,565	1,670	1,472	772	613	590	541	833	1,027	908	1,028
1992	1,689	1,700	1,866	1,951	507	519	431	364	906	994	1,030	1,149
1993	2,069	2,148	2,345	2,389	390	402	357	340	987	1,146	1,187	1,212
1994	2,416	2,495	2,561	2,547	344	318	268	306	959	1,231	1,035	1,067
1995	2,478	2,340	2,550	2,869	485	600	555	469	976	1,146	1,167	1,066
1996	2,963	3,001	2,770	2,622	417	371	460	514	967	1,162	1,121	1,002
1997	2,498	2,538	2,477	2,460	546	610	634	661	797	970	975	945
1998	2,597				705				834			

**SUMMARY OF SOLD HOUSES BY SQFT**

SQFT RANGE	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	TO DATE
	39	29	15	20	17	53	52	55	111	49	
1 - 999	38	32	33	31	22	24	39	56	32	6	
1,000 - 1,199	246	403	414	381	409	260	430	372	280	55	
1,200 - 1,399	446	488	547	558	565	504	526	468	423	92	
1,400 - 1,599	602	537	563	606	517	449	460	438	405	87	
1,600 - 1,799	506	428	352	385	458	464	450	393	287	76	
1,800 - 1,999	367	413	342	354	451	383	301	341	285	59	
2,000 - 2,199	351	294	271	251	382	362	335	355	220	51	
2,200 - 2,399	284	256	228	283	394	376	298	345	222	42	
2,400 - 2,599	323	232	201	249	277	280	286	268	218	38	
2,600 - 2,799	235	188	194	207	229	249	275	243	203	42	
2,800 - 2,999	131	129	96	161	156	186	158	155	155	39	
3,000 - 3,199	150	130	103	135	147	157	157	137	142	35	
3,200 - 3,399	94	83	84	81	109	115	116	136	143	26	
3,400 - 3,599	82	84	56	85	96	99	88	95	104	29	
3,600 - 3,799	65	57	59	63	52	94	80	101	81	12	
3,800 - 3,999	52	46	39	50	48	53	71	58	89	12	
4,000 - 4,199	50	39	34	42	39	39	45	47	59	18	
4,200 - 4,399	51	28	23	30	28	30	42	33	44	17	
4,400 - 4,599	34	29	19	22	24	18	22	34	41	14	
4,600 - 4,799	16	15	28	11	17	16	20	22	24	4	
4,800 - 4,999	16	12	20	9	22	18	24	21	22	3	
5,000 - 5,499	37	35	27	20	23	34	34	36	35	7	
5,500 - 5,999	16	22	16	14	14	10	24	17	20	8	
6,000 - 6,499	11	15	16	6	10	7	12	9	14	5	
6,500 - 6,999	5	8	4	8	12	5	6	8	15	7	
7,000 - 7,499	7	10	4	5	9	5	3	4	6		
7,500 - 7,999	3		2	2	1			2	1		
8,000 - 8,499	1		4	3	1			1	3		
8,500 - 8,999	1	1	1	1					3		
9,000 - 9,499	1			2	2	1	1				
9,500 - 9,999	1			2		1					
10,000 - 99,999			1	2	1			2		1	

**CHANDLER REPORTS, LLC**  
**SHELBY COUNTY HOUSING INVENTORY REPORT**  
**1st QUARTER 1998**

**SUMMARY FOR SHELBY COUNTY**

SUMMARY OF SOLD HOUSES BY SALE PRICE

SALE PRICE	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	TO DATE
1	49,999	132	173	163	126	56	80	68	38	53	11
50,000	74,999	577	606	669	708	637	364	249	169	144	39
75,000	99,999	1,050	915	868	899	872	696	848	689	517	80
100,000	124,999	765	762	691	699	970	851	681	700	548	131
125,000	149,999	513	387	332	426	619	699	674	712	559	131
150,000	174,999	130	147	145	219	256	369	481	503	356	89
175,000	199,999	106	122	114	139	152	177	264	340	338	81
200,000	224,999	70	61	58	95	90	130	137	124	172	28
225,000	249,999	51	50	42	62	83	106	101	124	125	32
250,000	274,999	46	48	35	37	53	58	82	107	107	17
275,000	299,999	44	30	14	32	36	37	56	74	60	9
300,000	349,999	51	42	33	25	31	51	80	93	115	21
350,000	399,999	22	16	14	18	27	29	46	61	63	29
400,000	449,999	7	12	9	7	14	21	17	25	36	13
450,000	499,999	7	5	6	6	8	8	8	8	26	4
500,000	599,999	6	8	5	5	6	8	21	24	21	3
600,000	699,999	3	2	1	2	4	1	10	13	9	4
700,000	799,999			1				3	4	2	2
800,000	899,999				1	2				3	
1,000,000	9,999,999			1	1			1			