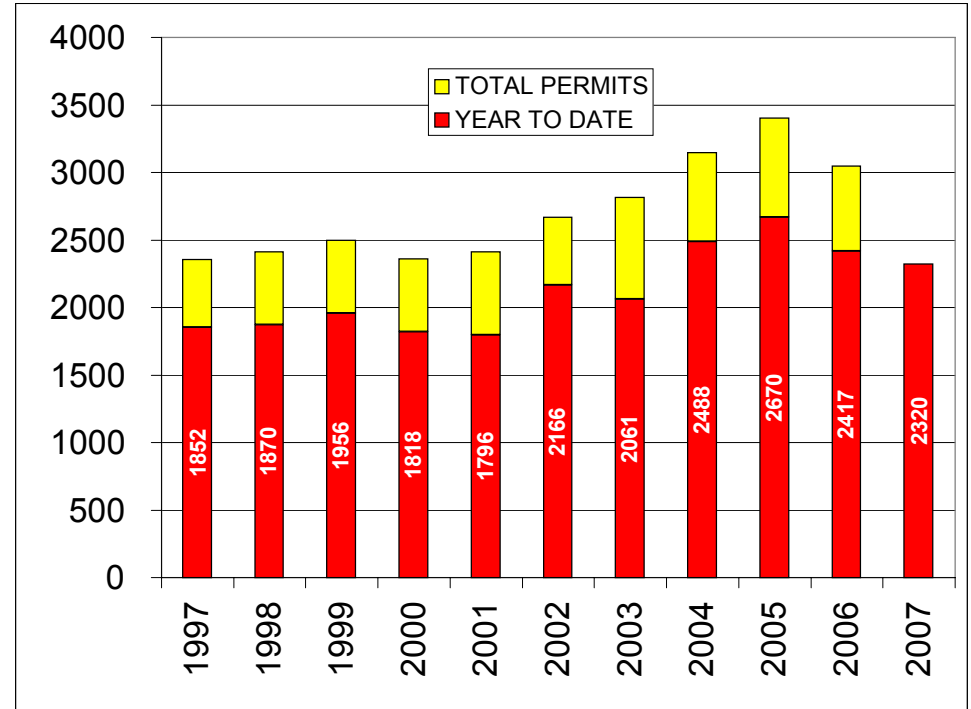


RESIDENTIAL BUILDING PERMIT SUMMARY - KNOX COUNTY, TENNESSEE

KNOX COUNTY PERMITS							
		DETACHED		ATTACHED		TOTAL	
		Units	Dollars	Units	Dollars	Units	Dollars
2006							
January	06	186	26,022,965	30	2,278,900	216	28,301,865
February	06	190	26,644,297	54	5,076,880	244	31,721,177
March	06	258	36,029,910	47	5,684,320	305	41,714,230
QUARTER 1	06	634	88,697,172	131	13,040,100	765	101,737,272
April	06	177	26,854,529	29	2,048,500	206	28,903,029
May	06	241	33,596,092	100	9,867,712	341	43,463,804
June	06	231	31,460,549	81	8,141,120	312	39,601,669
QUARTER 2	06	649	91,911,170	210	20,057,332	859	111,968,502
July	06	196	27,045,547	56	5,371,820	252	32,417,367
August	06	210	27,998,541	133	11,749,204	343	39,747,745
September	06	164	22,461,431	34	2,643,850	198	25,105,281
QUARTER 3	06	570	77,505,519	223	19,764,874	793	97,270,393
October	06	174	26,151,775	42	4,897,910	216	31,049,685
November	06	165	22,711,783	64	6,742,177	229	29,453,960
December	06	148	20,394,302	39	3,911,740	187	24,306,042
QUARTER 4	06	487	69,257,860	145	15,551,827	632	84,809,687
TOTAL 2006		2,340	327,371,721	709	68,414,133	3,049	395,785,854
2007							
January	07	150	23,919,106	193	22,067,515	343	45,986,621
February	07	171	24,255,800	211	12,558,695	382	36,814,495
March	07	211	32,647,323	49	4,017,056	260	36,664,379
QUARTER 1	07	532	80,822,229	453	38,643,266	985	119,465,495
April	07	181	24,893,380	60	4,330,000	241	29,223,380
May	07	225	33,208,076	65	5,083,705	290	38,291,781
June	07	170	25,094,004	21	1,849,400	191	26,943,404
QUARTER 2	07	576	83,195,460	146	11,263,105	722	94,458,565
July	07	166	24,025,872	24	2,108,200	190	26,134,072
August	07	183	23,522,675	94	8,938,045	277	32,460,720
September	07	134	19,554,695	12	1,073,500	146	20,628,195
QUARTER 3	07	483	67,103,242	130	12,119,745	613	79,222,987
October	07	_____	_____	_____	_____	_____	_____
November	07	_____	_____	_____	_____	_____	_____
December	07	_____	_____	_____	_____	_____	_____
QUARTER 4	07	_____	_____	_____	_____	_____	_____
YTD 2007		1,591	231,120,931	729	62,026,116	2,320	293,147,047



TOTALS AS OF 09/30/06: 2,417

TOTALS AS OF 09/30/07: 2,320

Percentage Increase: -4.01%

SUMMARY PAGE FOR KNOX COUNTY BUILDING PERMITS

		KNOX COUNTY				CITY OF KNOXVILLE				CITY OF FARRAGUT				TOTAL		TOTAL		TOTAL PERMITS	
		DETACHED		ATTACHED		DETACHED		ATTACHED		DETACHED		ATTACHED		DETACHED		ATTACHED		IN KNOX COUNTY	
		Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars
2004																			
January	04	133	15,696,800	15	1,256,350	14	1,252,500	0	0	29	6,468,424	1	97,200	176	23,417,724	16	1,353,550	192	24,771,274
February	04	157	17,972,395	31	2,668,564	21	2,310,000	2	2,160,000	17	3,991,672	0	0	195	24,274,067	33	4,828,564	228	29,102,631
March	04	233	31,554,155	18	1,454,900	17	2,514,300	35	3,027,161	12	2,990,242	0	0	262	37,058,697	53	4,482,061	315	41,540,758
QUARTER 1	04	523	65,223,350	64	5,379,814	52	6,076,800	37	5,187,161	58	13,450,338	1	97,200	633	84,750,488	102	10,664,175	735	95,414,663
April	04	193	24,398,280	24	1,222,398	32	3,108,380	44	2,540,000	10	2,712,709	0	0	235	30,219,369	68	3,762,398	303	33,981,767
May	04	177	24,292,080	14	1,275,050	15	1,130,000	8	800,000	22	4,538,816	0	0	214	29,960,896	22	2,075,050	236	32,035,946
June	04	200	25,679,133	7	590,781	20	2,034,800	154	6,220,000	5	1,685,754	0	0	225	29,399,687	161	6,810,781	386	36,210,468
QUARTER 2	04	570	74,369,493	45	3,088,229	67	6,273,180	206	9,560,000	37	8,937,279	0	0	674	89,579,952	251	12,648,229	925	102,228,181
July	04	170	22,485,130	20	1,606,600	24	3,862,000	60	4,135,232	7	1,551,842	0	0	201	27,898,972	80	5,741,832	281	33,640,804
August	04	168	20,322,800	34	3,193,000	24	3,221,600	9	715,000	14	3,622,736	0	0	206	27,167,136	43	3,908,000	249	31,075,136
September	04	214	27,597,466	35	2,561,220	22	2,349,600	17	2,622,999	10	2,930,972	0	0	246	32,878,038	52	5,184,219	298	38,062,257
QUARTER 3	04	552	70,405,396	89	7,360,820	70	9,433,200	86	7,473,231	31	8,105,550	0	0	653	87,944,146	175	14,834,051	828	102,778,197
October	04	140	17,924,573	7	920,000	30	1,887,500	5	341,350	2	506,154	0	0	172	20,318,227	12	1,261,350	184	21,579,577
November	04	173	21,069,720	64	6,217,460	33	3,051,800	5	350,000	4	1,015,476	0	0	210	25,136,996	69	6,567,460	279	31,704,456
December	04	119	16,232,866	8	603,050	18	1,615,500	48	2,329,992	4	979,932	0	0	141	18,828,298	56	2,933,042	197	21,761,340
QUARTER 4	04	432	55,227,159	79	7,740,510	81	6,554,800	58	3,021,342	10	2,501,562	0	0	523	64,283,521	137	10,761,852	660	75,045,373
TOTAL 2004		1,868	239,781,997	324	26,760,068	249	24,842,929	176	13,367,355	197	41,818,486	3	523,182	2,483	326,558,107	665	48,908,307	3,148	375,466,414
2005																			
January	05	165	21,494,470	26	1,808,300	31	2,577,453	12	960,000	13	3,288,480	3	563,508	209	27,360,403	41	3,331,808	250	30,692,211
February	05	147	18,275,430	53	5,204,800	17	1,105,575	19	1,570,000	6	1,466,509	0	0	170	20,847,514	72	6,774,800	242	27,622,314
March	05	193	25,663,226	31	3,253,700	40	2,852,600	102	8,884,996	24	6,094,596	0	0	257	34,610,422	133	12,138,696	390	46,749,118
QUARTER 1	05	505	65,433,126	110	10,266,800	88	6,535,628	133	11,414,996	43	10,849,585	3	563,508	636	82,818,339	246	22,245,304	882	105,063,643
April	05	155	21,842,296	4	425,400	19	1,759,000	69	9,405,000	8	2,077,682	0	0	182	25,678,978	73	9,830,400	255	35,509,378
May	05	150	20,141,910	19	1,685,800	28	2,567,000	1	200,000	20	5,085,979	0	0	198	27,794,889	20	1,885,800	218	29,680,689
June	05	160	21,827,023	52	4,257,350	40	4,232,264	20	1,880,000	12	3,156,066	0	0	212	29,215,353	72	6,137,350	284	35,352,703
QUARTER 2	05	465	63,811,229	75	6,368,550	87	8,558,264	90	11,485,000	40	10,319,727	0	0	592	82,689,220	165	17,853,550	757	100,542,770
July	05	171	23,512,480	62	4,935,750	35	3,757,600	10	670,000	10	2,375,846	0	0	216	29,645,926	72	5,605,750	288	35,251,676
August	05	222	27,085,390	82	7,685,150	34	3,865,500	26	20,101,670	15	3,551,926	0	0	271	34,502,816	108	27,786,820	379	62,289,636
September	05	228	28,973,340	30	2,331,500	24	3,281,000	75	4,574,000	7	1,543,610	0	0	259	33,797,950	105	6,905,500	364	40,703,450
QUARTER 3	05	621	79,571,210	174	14,952,400	93	10,904,100	111	25,345,670	32	7,471,382	0	0	746	97,946,692	285	40,298,070	1,031	138,244,762
October	05	182	22,571,310	17	1,819,550	21	1,651,500	21	3,200,000	11	2,225,162	0	0	214	26,447,972	38	5,019,550	252	31,467,522
November	05	150	18,751,267	54	5,656,860	23	1,819,000	52	4,744,964	3	853,742	0	0	176	21,424,009	106	10,401,824	282	31,825,833
December	05	134	16,486,576	15	2,098,090	23	2,111,480	5	320,000	24	5,395,513	0	0	181	23,993,569	20	2,418,090	201	26,411,659
QUARTER 4	05	466	57,809,153	86	9,574,500	67	5,581,980	78	8,264,964	38	8,474,417	0	0	571	71,865,550	164	17,839,464	735	89,705,014
TOTAL 2005		2,057	266,624,718	445	41,162,250	335	31,579,972	412	56,510,630	153	37,115,111	3	563,508	2,545	335,319,801	860	98,236,388	3,405	433,556,189

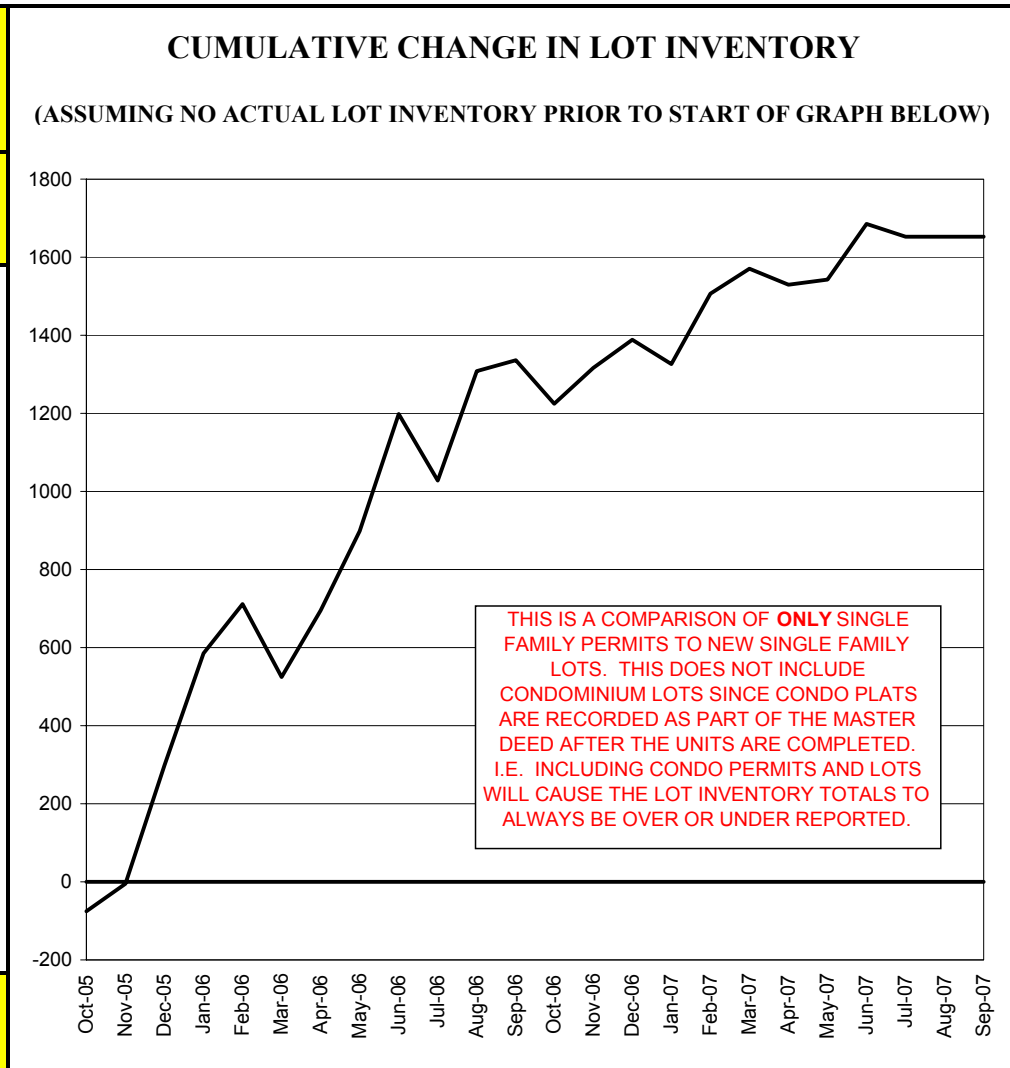
SUMMARY PAGE FOR KNOX COUNTY BUILDING PERMITS

		KNOX COUNTY				CITY OF KNOXVILLE				CITY OF FARRAGUT				TOTAL		TOTAL		TOTAL PERMITS	
		DETACHED		ATTACHED		DETACHED		ATTACHED		DETACHED		ATTACHED		DETACHED		ATTACHED		IN KNOX COUNTY	
		Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars
2006																			
January	06	151	18,769,960	28	2,163,900	22	3,709,500	2	115,000	13	3,543,505	0	0	186	26,022,965	30	2,278,900	216	28,301,865
February	06	138	17,753,580	47	4,246,880	25	2,530,500	7	830,000	27	6,360,217	0	0	190	26,644,297	54	5,076,880	244	31,721,177
March	06	228	32,154,760	28	3,359,320	27	3,194,000	19	2,325,000	3	681,150	0	0	258	36,029,910	47	5,684,320	305	41,714,230
QUARTER 1	06	517	68,678,300	103	9,770,100	74	9,434,000	28	3,270,000	43	10,584,872	0	0	634	88,697,172	131	13,040,100	765	101,737,272
April	06	146	21,409,281	14	1,148,500	25	3,879,000	15	900,000	6	1,566,248	0	0	177	26,854,529	29	2,048,500	206	28,903,029
May	06	202	26,369,780	28	2,197,700	28	4,353,000	72	7,670,012	11	2,873,312	0	0	241	33,596,092	100	9,867,712	341	43,463,804
June	06	183	24,002,290	25	2,336,120	30	3,047,000	56	5,805,000	18	4,411,259	0	0	231	31,460,549	81	8,141,120	312	39,601,669
QUARTER 2	06	531	71,781,351	67	5,682,320	83	11,279,000	143	14,375,012	35	8,850,819	0	0	649	91,911,170	210	20,057,332	859	111,968,502
July	06	160	20,810,579	36	3,876,820	20	2,286,100	20	1,495,000	16	3,948,868	0	0	196	27,045,547	56	5,371,820	252	32,417,367
August	06	172	21,486,210	86	7,179,200	29	3,585,681	47	4,570,004	9	2,926,650	0	0	210	27,998,541	133	11,749,204	343	39,747,745
September	06	118	14,961,820	23	1,693,850	37	5,348,695	11	950,000	9	2,150,916	0	0	164	22,461,431	34	2,643,850	198	25,105,281
QUARTER 3	06	450	57,258,609	145	12,749,870	86	11,220,476	78	7,015,004	34	9,026,434	0	0	570	77,505,519	223	19,764,874	793	97,270,393
October	06	134	17,690,245	33	3,572,910	28	4,295,780	9	1,325,000	12	4,165,750	0	0	174	26,151,775	42	4,897,910	216	31,049,685
November	06	118	15,341,300	8	1,037,160	38	4,746,025	56	5,705,017	9	2,624,458	0	0	165	22,711,783	64	6,742,177	229	29,453,960
December	06	106	13,311,120	28	2,806,740	26	3,458,350	11	1,105,000	16	3,624,832	0	0	148	20,394,302	39	3,911,740	187	24,306,042
QUARTER 4	06	358	46,342,665	69	7,416,810	92	12,500,155	76	8,135,017	37	10,415,040	0	0	487	69,257,860	145	15,551,827	632	84,809,687
TOTAL 2006		1,856	244,060,925	384	35,619,100	335	44,433,631	325	32,795,033	149	38,877,165	0	0	2,340	327,371,721	709	68,414,133	3,049	395,785,854

2007																			
January	06	107	\$14,341,760	21	\$1,980,700	27	\$3,787,500	172	\$20,086,815	16	\$5,789,846	0	0	150	23,919,106	193	22,067,515	343	45,986,621
February	06	133	\$16,817,850	48	\$3,558,650	25	\$3,435,825	163	\$9,000,045	13	\$4,002,125	0	0	171	24,255,800	211	12,558,695	382	36,814,495
March	06	162	\$20,015,310	14	\$1,077,050	29	\$5,123,000	35	\$2,940,006	20	\$7,509,013	0	0	211	32,647,323	49	4,017,056	260	36,664,379
QUARTER 1	06	402	\$51,174,920	83	\$6,616,400	81	\$12,346,325	370	\$32,026,866	49	\$17,300,984	0	0	532	\$80,822,229	453	\$38,643,266	985	\$119,465,495
April	06	145	20,294,580	51	3,615,000	36	4,598,800	9	715,000	0	0	0	0	181	24,893,380	60	4,330,000	241	29,223,380
May	06	182	24,726,070	22	1,576,705	31	4,571,921	43	3,507,000	12	3,910,085	0	0	225	33,208,076	65	5,083,705	290	38,291,781
June	06	141	18,576,990	17	1,129,400	17	2,055,000	4	720,000	12	4,462,014	0	0	170	25,094,004	21	1,849,400	191	26,943,404
QUARTER 2	06	468	\$63,597,640	90	\$6,321,105	84	\$11,225,721	56	\$4,942,000	24	\$8,372,099	0	0	576	\$83,195,460	146	\$11,263,105	722	\$94,458,565
July	06	137	17,337,100	18	1,368,200	20	2,915,000	6	740,000	9	3,773,772	0	0	166	24,025,872	24	2,108,200	190	26,134,072
August	06	146	17,933,450	70	6,924,060	28	2,616,050	24	2,013,985	9	2,973,175	0	0	183	23,522,675	94	8,938,045	277	32,460,720
September	06	98	13,914,360	12	1,073,500	25	2,344,500	0	0	11	3,295,835	0	0	134	19,554,695	12	1,073,500	146	20,628,195
QUARTER 3	06	381	\$49,184,910	100	\$9,365,760	73	\$7,875,550	30	\$2,753,985	29	\$10,042,782	0	0	483	\$67,103,242	130	\$12,119,745	613	\$79,222,987
October	06																		
November	06																		
December	06																		
QUARTER 4	06																		
TOTAL 2006		1,251	163,957,470	273	22,303,265	238	31,447,596	456	39,722,851	102	35,715,865	0	0	1,591	231,120,931	729	62,026,116	2,320	293,147,047

TOTALS AS OF 09/30/06:	1,853	258,113,861	564	52,862,306	2,417	310,976,167
TOTALS AS OF 09/30/07:	1,591	231,120,931	729	62,026,116	2,320	293,147,047
TOTAL CHANGE:	-14.14%	-10.46%	29.26%	17.34%	-4.01%	-5.73%

THE MARKET EDGE SFR Lot Inventory Tracking Knox County, Tennessee					
Month	DETACHED PERMITS		LOT INVENTORY		
	TOTAL (P)	IN S/D's (A)	NEW (L)	CHANGE (C) (L-A)	NET CHANGE
Oct-05	214	190	114	-76	-76
Nov-05	176	156	227	71	-5
Dec-05	181	162	465	303	298
Jan-06	186	195	482	287	585
Feb-06	190	220	346	126	711
Mar-06	258	271	85	-186	525
Apr-06	177	164	334	170	695
May-06	241	215	418	203	898
Jun-06	231	186	487	301	1199
Jul-06	196	171	0	-171	1028
Aug-06	210	186	467	281	1309
Sep-06	164	124	151	27	1336
Oct-06	174	152	41	-111	1225
Nov-06	165	139	230	91	1316
Dec-06	148	132	204	72	1388
Jan-07	150	134	72	-62	1326
Feb-07	171	140	321	181	1507
Mar-07	211	184	248	64	1571
Apr-07	181	141	99	-42	1529
May-07	225	188	201	13	1542
Jun-07	170	149	292	143	1685
Jul-07	166	133	100	-33	1652
Aug-07	183	153	153	0	1652
Sep-07	134	98	98	0	1652
YTD 2006	1853	1732	2770	1038	↑
YTD 2007	1591	1320	1584	264	↑



THE MARKET EDGE Housing Demand Report Knox County, Tennessee				
Month	Employed Portion of Labor Force	Change in Employed Portion (E)	Total Residential Permits (P)	12 MONTH AVERAGE E/P
Oct-05	208,610	1,980	252	0.82
Nov-05	206,750	-1,860	282	0.53
Dec-05	208,100	1,350	201	1.01
Jan-06	204,930	-3,170	216	1.28
Feb-06	204,640	-290	244	0.85
Mar-06	206,580	1,940	305	1.50
Apr-06	207,990	1,410	206	1.59
May-06	210,460	2,470	341	2.12
Jun-06	210,600	140	312	1.72
Jul-06	215,890	5,290	252	2.76
Aug-06	214,120	-1,770	343	2.59
Sep-06	216,150	2,030	198	3.02
Oct-06	215,420	-730	216	2.19
Nov-06	215,130	-290	229	2.74
Dec-06	215,430	300	187	2.40
Jan-07	211,920	-3,510	343	2.20
Feb-07	212,300	380	382	2.31
Mar-07	214,880	2,580	260	2.54
Apr-07	215,680	800	241	2.33
May-07	217,770	2,090	290	2.25
Jun-07	220,960	3,190	191	3.31
Jul-07	219,000	-1,960	190	1.01
Aug-07	219,520	520	277	1.80
Sep-07	219,500	-20	146	1.13
12 MONTH AVERAGE	216,459	279	246	2.18

