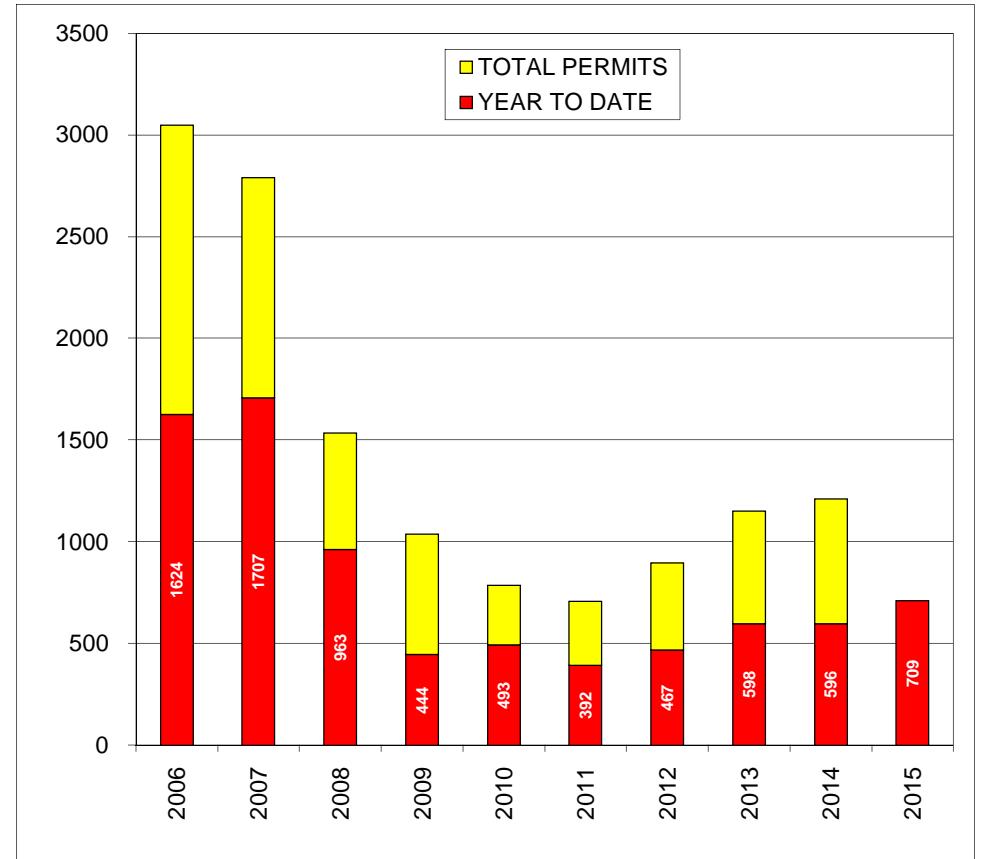


RESIDENTIAL BUILDING PERMIT SUMMARY - KNOX COUNTY, TENNESSEE

		KNOX COUNTY PERMITS					
		DETACHED		ATTACHED		TOTAL	
		Units	Dollars	Units	Dollars	Units	Dollars
2014							
January	14	67	12,441,210	0	0	67	12,441,210
February	14	85	14,966,790	17	1,570,000	102	16,536,790
March	14	109	20,547,262	5	700,000	114	21,247,262
QUARTER 1	14	261	47,955,262	22	2,270,000	283	50,225,262
April	14	85	14,809,218	9	1,537,000	94	16,346,218
May	14	89	16,277,870	19	2,063,500	108	18,341,370
June	14	108	21,980,069	3	224,000	111	22,204,069
QUARTER 2	14	282	53,067,157	31	3,824,500	313	56,891,657
July	14	115	25,416,772	10	1,579,671	125	26,996,443
August	14	95	19,000,555	9	1,500,000	104	20,500,555
September	14	100	21,252,684	2	100,000	102	21,352,684
QUARTER 3	14	310	65,670,011	21	3,179,671	331	68,849,682
October	14	84	16,843,790	15	1,991,000	99	18,834,790
November	14	82	18,579,301	14	2,316,960	96	20,896,261
December	14	85	15,405,594	2	360,000	87	15,765,594
QUARTER 4	14	251	50,828,685	31	4,667,960	282	55,496,645
TOTAL 2014		1,104	217,521,115	105	13,942,131	1,209	231,463,246
2015							
January	15	60	12,129,198	8	920,000	68	13,049,198
February	15	86	15,171,195	2	90,000	88	15,261,195
March	15	121	25,292,604	4	272,000	125	25,564,604
QUARTER 1	15	267	52,592,997	14	1,282,000	281	53,874,997
April	15	95	19,703,678	12	1,300,000	107	21,003,678
May	15	123	23,544,790	21	3,219,000	144	26,763,790
June	15	151	31,378,795	26	3,347,000	177	34,725,795
QUARTER 2	15	369	74,627,263	59	7,866,000	428	82,493,263
July	15						
August	15						
September	15						
QUARTER 3	15						
October	15						
November	15						
December	15						
QUARTER 4	15						
YTD 2015		636	127,220,260	73	9,148,000	709	136,368,260



TOTALS AS OF 06/30/14: 596

TOTALS AS OF 06/30/15: 709

Percentage Increase: 18.96%

SUMMARY PAGE FOR KNOX COUNTY BUILDING PERMITS

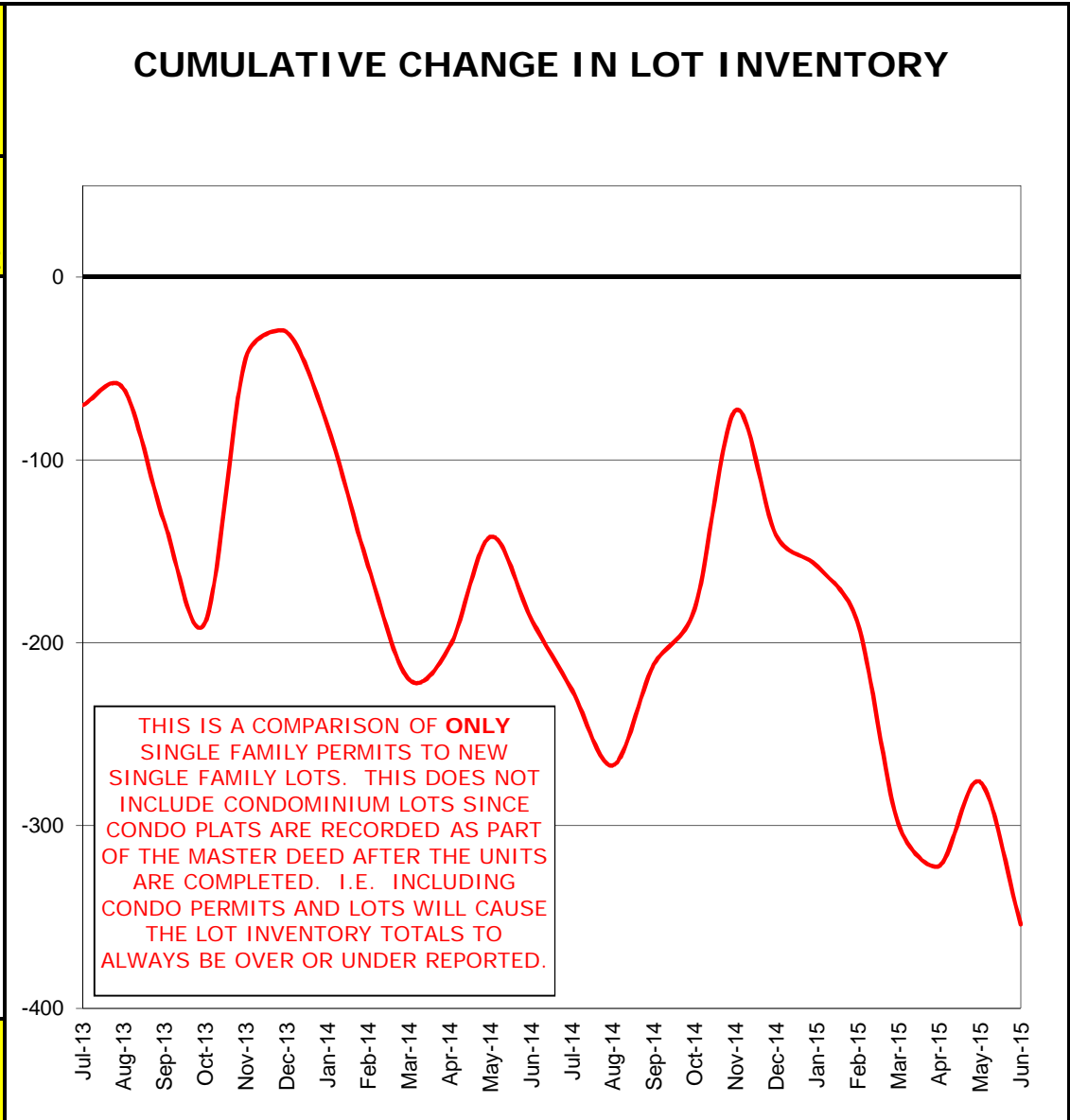
		KNOX COUNTY				CITY OF KNOXVILLE				CITY OF FARRAGUT				TOTAL		TOTAL		TOTAL PERMITS	
		DETACHED		ATTACHED		DETACHED		ATTACHED		DETACHED		ATTACHED		DETACHED		ATTACHED		IN KNOX COUNTY	
		Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars
2012																			
January	12	28	6,352,640	4	300,000	16	1,359,136	7	240,002	6	1,710,471	0	0	50	9,422,247	11	540,002	61	9,962,249
February	12	61	9,876,430	0	0	5	1,581,500	4	215,000	5	1,205,295	0	0	71	12,663,225	4	215,000	75	12,878,225
March	12	66	12,947,210	3	218,400	9	1,825,700	0	0	4	1,081,721	0	0	79	15,854,631	3	218,400	82	16,073,031
QUARTER 1	12	155	29,176,280	7	518,400	30	4,766,336	11	455,002	15	3,997,487	0	0	200	37,940,103	18	973,402	218	38,913,505
April	12	62	11,879,720	3	272,497	6	586,615	2	400,000	14	3,917,050	0	0	82	16,383,385	5	672,497	87	17,055,882
May	12	61	10,723,820	0	0	8	1,159,000	0	0	4	1,339,496	0	0	73	13,222,316	0	0	73	13,222,316
June	12	71	13,443,932	3	420,000	3	214,540	8	440,000	4	1,316,432	0	0	78	14,974,904	11	860,000	89	15,834,904
QUARTER 2	12	194	36,047,472	6	692,497	17	1,960,155	10	840,000	22	6,572,978	0	0	233	44,580,605	16	1,532,497	249	46,113,102
July	12	46	9,683,650	5	700,000	4	368,000	4	215,000	11	3,322,485	0	0	61	13,374,135	9	915,000	70	14,289,135
August	12	54	9,030,690	3	234,000	14	1,290,460	0	0	5	1,748,400	0	0	73	12,069,550	3	234,000	76	12,303,550
September	12	54	11,216,770	0	0	9	1,270,500	0	0	2	695,373	0	0	65	13,182,643	0	0	65	13,182,643
QUARTER 3	12	154	29,931,110	8	934,000	27	2,928,960	4	215,000	18	5,766,258	0	0	199	38,626,328	12	1,149,000	211	39,775,328
October	12	57	10,455,759	3	450,000	13	1,526,200	4	355,000	7	2,229,752	0	0	77	14,211,711	7	805,000	84	15,016,711
November	12	56	11,711,859	2	280,000	16	2,164,850	0	0	7	2,077,848	0	0	79	15,954,557	2	280,000	81	16,234,557
December	12	48	9,453,100	0	0	1	280,000	0	0	3	1,814,848	0	0	52	11,547,948	0	0	52	11,547,948
QUARTER 4	12	161	31,620,718	5	730,000	30	3,971,050	4	355,000	17	6,122,448	0	0	208	41,714,216	9	1,085,000	217	42,799,216
TOTAL 2012		664	126,775,580	26	2,874,897	104	13,626,501	29	1,865,002	72	22,459,171	0	0	840	162,861,252	55	4,739,899	895	167,601,151
2013																			
January	13	48	9,493,370	3	224,000	13	1,961,510	0	0	8	2,581,904	0	0	69	14,036,784	3	224,000	72	14,260,784
February	13	84	14,893,810	0	0	12	1,004,000	0	0	7	2,181,096	0	0	103	18,078,906	0	0	103	18,078,906
March	13	75	14,542,734	3	435,000	17	3,204,235	10	560,000	13	5,992,531	0	0	105	23,739,500	13	995,000	118	24,734,500
QUARTER 1	13	207	38,929,914	6	659,000	42	6,169,745	10	560,000	28	10,755,531	0	0	277	55,855,190	16	1,219,000	293	57,074,190
April	13	74	15,628,165	0	0	11	1,563,211	0	0	11	3,713,886	0	0	96	20,905,262	0	0	96	20,905,262
May	13	85	16,012,850	2	175,000	11	1,457,000	7	510,001	9	3,657,968	0	0	105	21,127,818	9	685,001	114	21,812,819
June	13	70	13,361,915	7	531,000	7	863,865	0	0	11	3,684,178	0	0	88	17,909,958	7	531,000	95	18,440,958
QUARTER 2	13	229	45,002,930	9	706,000	29	3,884,076	7	510,001	31	11,056,032	0	0	289	59,943,038	16	1,216,001	305	61,159,039
July	13	73	15,633,730	2	300,000	19	2,789,820	0	0	9	3,571,051	0	0	101	21,994,601	2	300,000	103	22,294,601
August	13	81	13,696,310	1	81,400	12	1,534,805	9	1,300,000	8	3,031,592	0	0	101	18,262,707	10	1,381,400	111	19,644,107
September	13	78	16,133,935	11	1,235,970	12	2,070,000	2	320,000	6	1,920,136	0	0	96	20,124,071	13	1,555,970	109	21,680,041
QUARTER 3	13	232	45,463,975	14	1,617,370	43	6,394,625	11	1,620,000	23	8,522,779	0	0	298	60,381,379	25	3,237,370	323	63,618,749
October	13	82	17,096,702	12	1,060,000	14	2,057,000	0	0	5	1,842,060	0	0	101	20,995,762	12	1,060,000	113	22,055,762
November	13	44	10,312,110	0	0	6	700,000	10	555,000	7	2,301,550	0	0	57	13,313,660	10	555,000	67	13,868,660
December	13	30	5,651,615	5	625,000	8	1,732,000	0	0	5	2,258,600	0	0	43	9,642,215	5	625,000	48	10,267,215
QUARTER 4	13	156	33,060,427	17	1,685,000	28	4,489,000	10	555,000	17	6,402,210	0	0	201	43,951,637	27	2,240,000	228	46,191,637
TOTAL 2013		824	162,457,246	46	4,667,370	142	20,937,446	38	3,245,001	99	36,736,552	0	0	1,065	220,131,244	84	7,912,371	1,149	228,043,615

SUMMARY PAGE FOR KNOX COUNTY BUILDING PERMITS

		KNOX COUNTY				CITY OF KNOXVILLE				CITY OF FARRAGUT				TOTAL DETACHED		TOTAL ATTACHED		TOTAL PERMITS IN KNOX COUNTY	
		DETACHED		ATTACHED		DETACHED		ATTACHED		DETACHED		ATTACHED							
		Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars
2014																			
January	14	49	8,933,600	0	0	13	1,783,800	0	0	5	1,723,810	0	0	67	12,441,210	0	0	67	12,441,210
February	14	63	11,077,490	15	1,430,000	15	1,427,000	2	140,000	7	2,462,300	0	0	85	14,966,790	17	1,570,000	102	16,536,790
March	14	89	16,652,080	5	700,000	9	910,000	0	0	11	2,985,182	0	0	109	20,547,262	5	700,000	114	21,247,262
QUARTER 1	14	201	36,663,170	20	2,130,000	37	4,120,800	2	140,000	23	7,171,292	0	0	261	47,955,262	22	2,270,000	283	50,225,262
April	14	66	10,539,110	9	1,537,000	9	1,175,000	0	0	10	3,095,108	0	0	85	14,809,218	9	1,537,000	94	16,346,218
May	14	71	12,639,570	19	2,063,500	11	1,486,000	0	0	7	2,152,300	0	0	89	16,277,870	19	2,063,500	108	18,341,370
June	14	77	14,268,069	3	224,000	16	2,642,500	0	0	15	5,069,500	0	0	108	21,980,069	3	224,000	111	22,204,069
QUARTER 2	14	214	37,446,749	31	3,824,500	36	5,303,500	0	0	32	10,316,908	0	0	282	53,067,157	31	3,824,500	313	56,891,657
July	14	87	18,883,070	10	1,579,671	19	2,926,802	0	0	9	3,606,900	0	0	115	25,416,772	10	1,579,671	125	26,996,443
August	14	78	14,829,425	5	700,000	10	1,371,300	4	800,000	7	2,799,830	0	0	95	19,000,555	9	1,500,000	104	20,500,555
September	14	78	15,966,904	0	0	11	1,604,300	2	100,000	11	3,681,480	0	0	100	21,252,684	2	100,000	102	21,352,684
QUARTER 3	14	243	49,679,399	15	2,279,671	40	5,902,402	6	900,000	27	10,088,210	0	0	310	65,670,011	21	3,179,671	331	68,849,682
October	14	67	12,671,850	15	1,991,000	12	2,637,000	0	0	5	1,534,940	0	0	84	16,843,790	15	1,991,000	99	18,834,790
November	14	55	11,500,208	14	2,316,960	11	1,524,000	0	0	16	5,555,093	0	0	82	18,579,301	14	2,316,960	96	20,896,261
December	14	70	11,948,254	2	360,000	9	884,000	0	0	6	2,573,340	0	0	85	15,405,594	2	360,000	87	15,765,594
QUARTER 4	14	192	36,120,312	31	4,667,960	32	5,045,000	0	0	27	9,663,373	0	0	251	50,828,685	31	4,667,960	282	55,496,645
TOTAL 2014		850	159,909,630	97	12,902,131	145	20,371,702	8	1,040,000	109	37,239,783	0	0	1,104	217,521,115	105	13,942,131	1,209	231,463,246
2015																			
January	15	49	8,774,478	8	920,000	5	524,000	0	0	6	2,830,720	0	0	60	12,129,198	8	920,000	68	13,049,198
February	15	70	12,877,085	0	0	14	1,590,000	2	90,000	2	704,110	0	0	86	15,171,195	2	90,000	88	15,261,195
March	15	79	15,080,005	4	272,000	21	2,790,049	0	0	21	7,422,550	0	0	121	25,292,604	4	272,000	125	25,564,604
QUARTER 1	15	198	36,731,568	12	1,192,000	40	4,904,049	2	90,000	29	10,957,380	0	0	267	52,592,997	14	1,282,000	281	53,874,997
April	15	66	13,001,130	12	1,300,000	21	3,892,343	0	0	8	2,810,205	0	0	95	19,703,678	12	1,300,000	107	21,003,678
May	15	97	16,987,020	19	2,969,000	14	2,620,000	2	250,000	12	3,937,770	0	0	123	23,544,790	21	3,219,000	144	26,763,790
June	15	119	20,885,355	18	2,142,000	22	6,641,500	8	1,205,000	10	3,851,940	0	0	151	31,378,795	26	3,347,000	177	34,725,795
QUARTER 2	15	282	50,873,505	49	6,411,000	57	13,153,843	10	1,455,000	30	10,599,915	0	0	369	74,627,263	59	7,866,000	428	82,493,263
July	15																		
August	15																		
September	15																		
QUARTER 3	15																		
October	15																		
November	15																		
December	15																		
QUARTER 4	15																		
YTD 2015		480	87,605,073	61	7,603,000	97	18,057,892	12	1,545,000	59	21,557,295	0	0	636	127,220,260	73	9,148,000	709	136,368,260

TOTALS AS OF 06/30/14:	543	101,022,419	53	6,094,500	596	107,116,919
TOTALS AS OF 06/30/15:	636	127,220,260	73	9,148,000	709	136,368,260
TOTAL CHANGE:	17.13%	25.93%	37.74%	50.10%	18.96%	27.31%

THE MARKET EDGE SFR Lot Inventory Tracking Knox County, Tennessee					
Month	DETACHED PERMITS		LOT INVENTORY		
	TOTAL IN S/D's (P)	(A)	NEW CHANGE (L)	(L-A)	NET CHANGE
Jul-13	101	70	0	-70	-70
Aug-13	101	67	76	9	-61
Sep-13	96	73	0	-73	-134
Oct-13	101	78	23	-55	-189
Nov-13	57	41	186	145	-44
Dec-13	43	32	46	14	-30
Jan-14	67	51	0	-51	-81
Feb-14	85	77	0	-77	-158
Mar-14	109	91	29	-62	-220
Apr-14	85	62	80	18	-202
May-14	89	72	132	60	-142
Jun-14	108	82	37	-45	-187
Jul-14	115	79	40	-39	-226
Aug-14	95	73	32	-41	-267
Sep-14	100	90	145	55	-212
Oct-14	84	66	96	30	-182
Nov-14	82	69	178	109	-73
Dec-14	85	68	0	-68	-141
Jan-15	60	55	38	-17	-158
Feb-15	86	74	43	-31	-189
Mar-15	121	110	0	-110	-299
Apr-15	95	73	50	-23	-322
May-15	123	102	148	46	-276
Jun-15	151	130	52	-78	-354
YTD 2014	543	435	278	-157	↑
YTD 2015	636	544	331	-213	



**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
Jul-13	215,736	266	103	-3.08
Aug-13	211,819	-3,917	111	-3.27
Sep-13	212,739	920	109	-4.02
Oct-13	212,557	-182	113	-5.02
Nov-13	212,686	129	67	-4.60
Dec-13	212,349	-337	48	-3.70
Jan-14	210,798	-1,551	67	-1.95
Feb-14	210,789	-9	102	-1.97
Mar-14	211,351	562	114	-1.36
Apr-14	211,872	521	94	-2.38
May-14	212,489	617	108	-2.16
Jun-14	212,974	485	111	-2.18
Jul-14	212,879	-95	125	-2.44
Aug-14	209,009	-3,870	104	-2.42
Sep-14	210,695	1,686	102	-1.77
Oct-14	212,397	1,702	99	-0.14
Nov-14	212,671	274	96	-0.01
Dec-14	210,923	-1,748	87	-1.18
Jan-15	211,224	301	68	0.35
Feb-15	213,849	2,625	88	2.56
Mar-15	216,178	2,329	125	4.00
Apr-15	221,331	5,153	107	7.75
May-15	221,889	558	144	7.48
Jun-15	223,247	1,358	177	7.77
12 MONTH AVERAGE	214,691	856	110	1.83

THE EMPLOYMENT PERMIT RATIO

