

# North, South, East & West

I have worked with clients in the past who were not from Knoxville. When outsiders come to our city, they have no preconceived notions about which part of town they prefer. Sometimes a job



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location dictates the side of town they ultimately choose; but, at the beginning of our search, all is fair game. Eventually they develop a preference for one area or another, and the choice is made after many miles have been put behind us.

Sometimes budget is the main factor, sometimes house size or property age matters the most.

This got me thinking about the various parts of town. Although I am somewhat familiar with what types of property are typical for specific areas of town, I wanted to find out what the Multiple Listing Service statistics had to say about it.

I decided the best way to look at the areas of Knox County were to divide it by the direction of the main highways and interstates. Roughly, there are eight ways to slice the Knox county pie. Going clockwise starting at Broadway, Section A is between Broadway/Maynardville Pike and Rutledge Pike. Section B is between Rutledge Pike and Interstate 40. Section C is between I-40 and Chapman Highway. Section D is between Chapman Highway and Alcoa Highway. Section E is between Alcoa Highway and I-40. Section F is between I-40 and Oak Ridge Highway; Section G between Oak Ridge Highway and I-75, and Section H runs between I-75 and Broadway/Maynardville Pike.

Sections A and B, incorporating the Gibbs and Carter communities, have very similar closed prices, home sizes, have the same price-per-square-foot average, and sold almost the same number of homes, but they also take the longest to sell. These two areas are the most similar.

I found it interesting that based both on average sales price and average price per square foot, the least expensive area is Section C, which is almost due east of downtown. Not surprisingly, this area also had the lowest average number of days on the market, as less expensive homes usually sell faster than those carrying a higher price tag.

Section D, south of downtown and containing a large portion of the South-Doyle area, had the least number of sales by a large margin, but was third in average closed price, average price per square foot and average home size.

Section E, containing Sequoyah Hills, Bearden and Farragut, has the largest homes at the highest price per square foot. The area with the most number of sales is Section F, Cedar Bluff and Hardin Valley, and is almost due west of downtown.

Section G, which has a good portion of both the Karns and Powell communities, ranked fourth in average sales price, average home size, and average number of listings sold, putting it just above the middle mark for all areas.

Section H, which is north of downtown and includes most of Fountain City and Halls, seems

to hover just below the middle of everything, from average closed price, average price per square foot and number of listings sold.

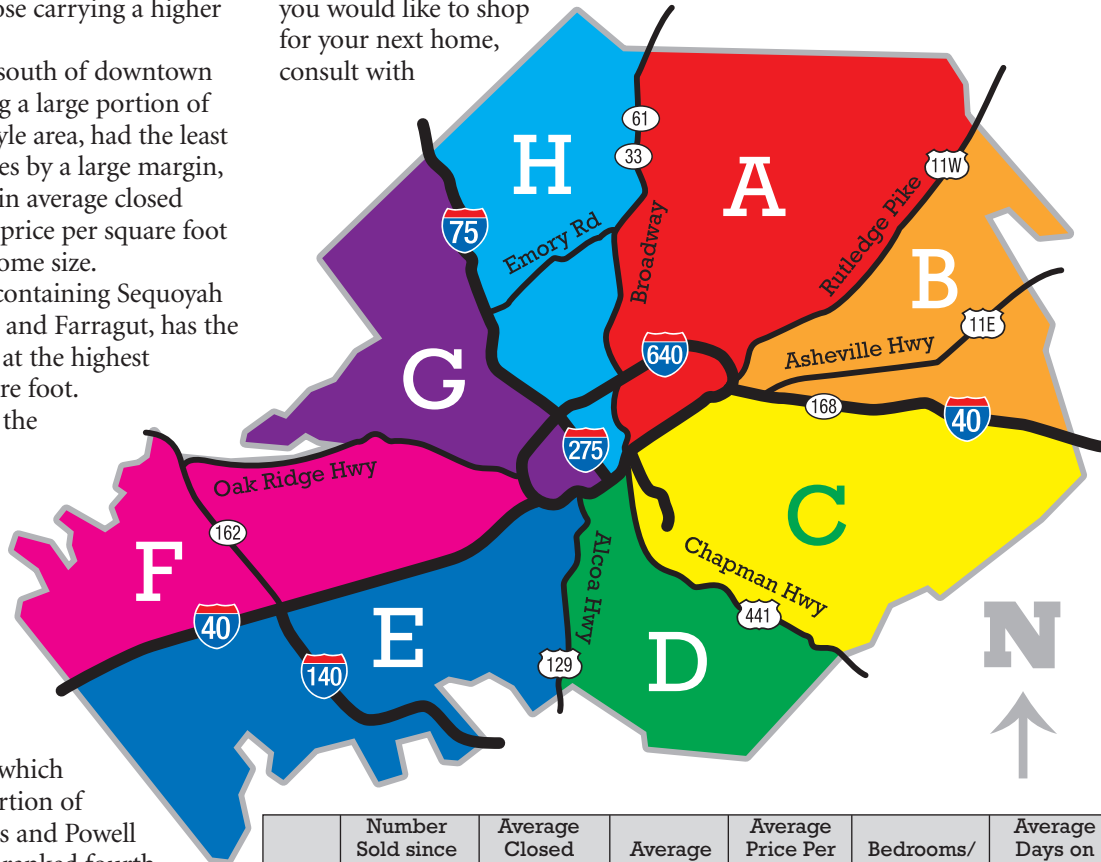
Those sections on the west side (E, F, G and H) had almost twice the number of sales as the areas on the east side (A, B, C and D).

Each of the sections in this snapshot contains a large geographic area and a huge variance in the types of properties included. The averages here certainly can't be used to determine the market value of any individual home, but they may be useful to buyers when first starting their home-buying research.

Once you have determined where you would like to shop for your next home, consult with

your Realtor, who will be able to pull up information about specific properties and help you determine if the asking price is in line with the immediate area's comparable sales. That way, you'll know you are getting a fair price for the specific home you choose.

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Area	Number Sold since 4/13/08	Average Closed Price	Average Sq. Ft.	Average Price Per Sq. ft.	Bedrooms/ Bathrooms	Average Days on the Market
A	999	\$124,010	1,632	\$76	2/1	93
B	940	\$124,424	1,643	\$76	3/1	94
C	655	\$101,832	1,490	\$68	2/1	83
D	370	\$172,529	1,796	\$96	2/1	91
E	1,577	\$275,071	2,560	\$107	3/2	91
F	1,801	\$230,465	2,291	\$101	3/2	89
G	1,202	\$143,354	1,749	\$82	3/1	87
H	1,352	\$128,433	1,641	\$78	3/1	87