

Annual Report on the Greater Chattanooga Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM THE GREATER
CHATTANOOGA ASSOCIATION OF REALTORS® MULTIPLE LISTING SERVICE



2013



2013 Annual Report on the Greater Chattanooga Housing Market



Change from 2012:

+ 5.5%

New Listings

+ 4.9%

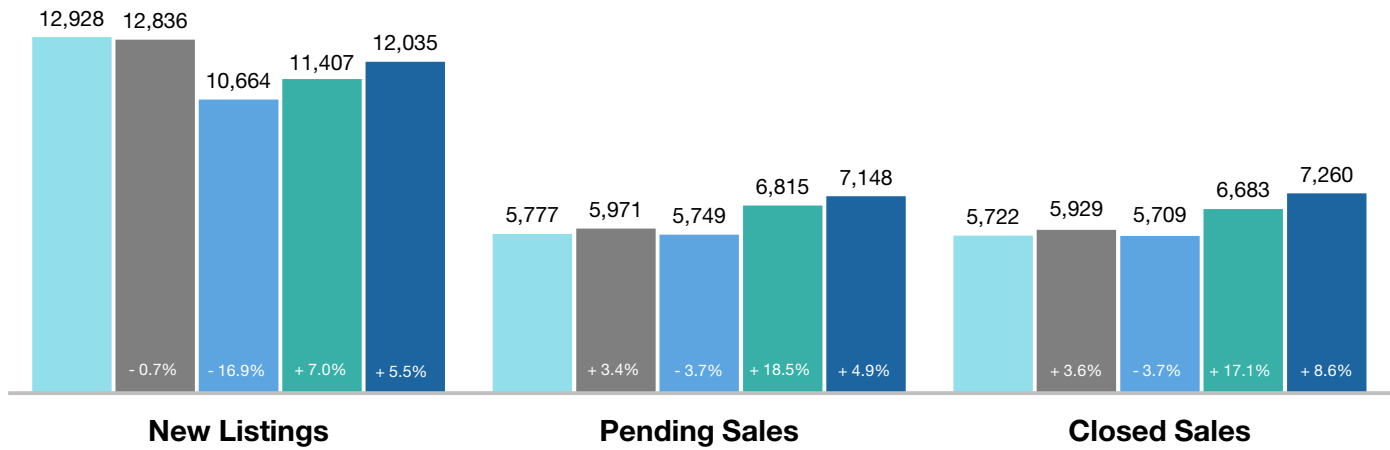
Pending Sales

+ 8.6%

Closed Sales

Annual Market Activity

2009 2010 2011 2012 2013



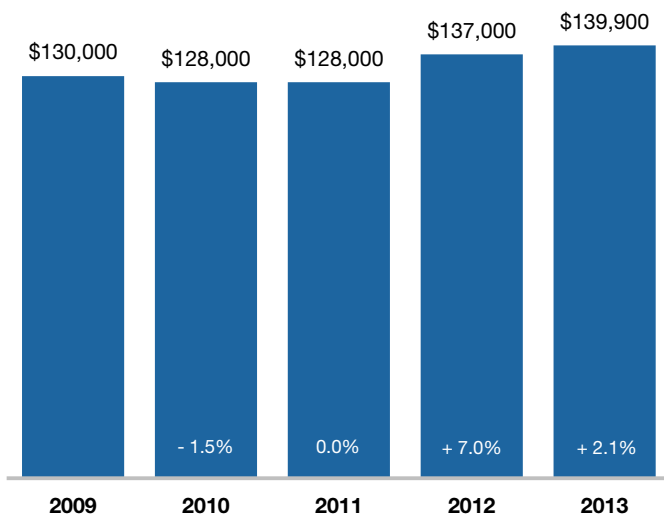
\$139,900

Median Sales Price in 2013

+ 2.1%

Change from 2012

Median Sales Price



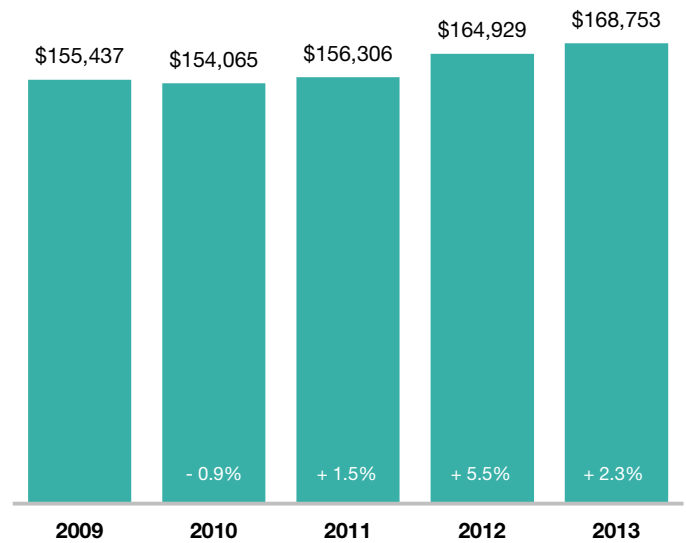
\$168,753

Average Sales Price in 2013

+ 2.3%

Change from 2012

Average Sales Price



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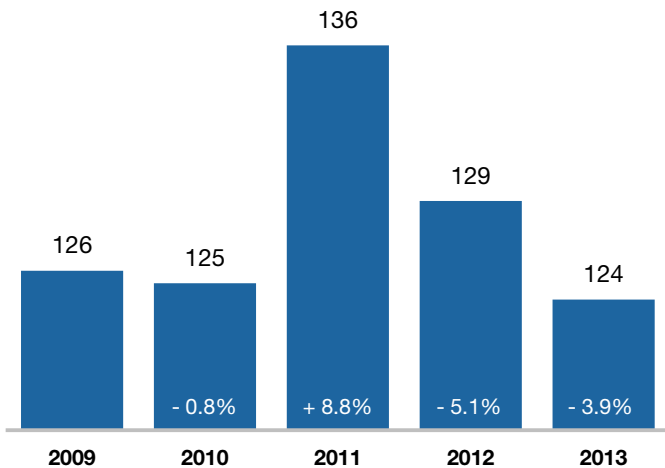
124

Days on Market in 2013

- 3.9%

Change from 2012

Days on Market Until Sale



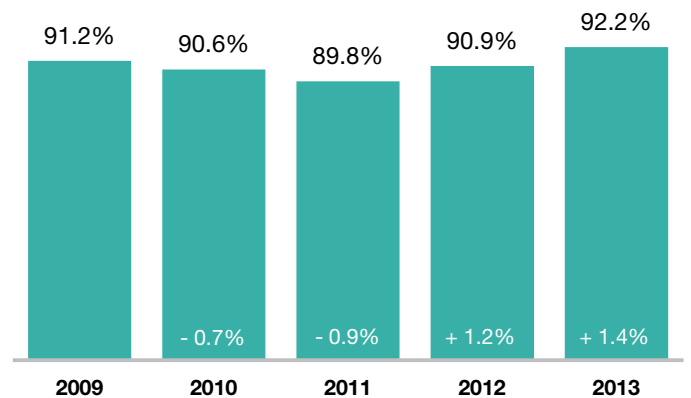
92.2%

Pct. of Orig. Price Received in 2013

+ 1.4%

Change from 2012

Pct. of Orig. Price Received



8.1

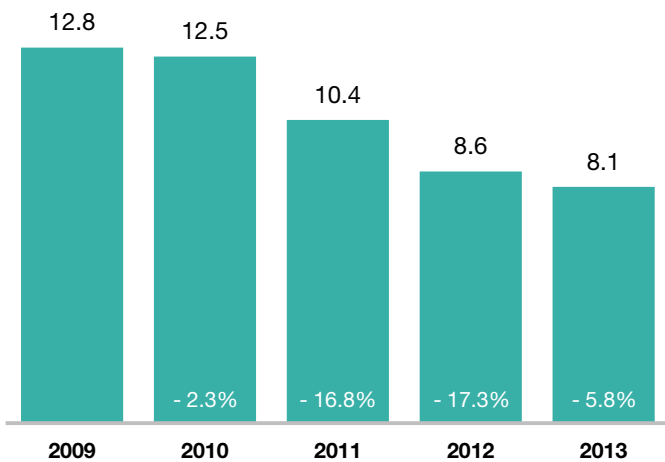
Months Supply in 2013

- 5.8%

Change from 2012

Months Supply of Inventory

At the end of each year



4,800

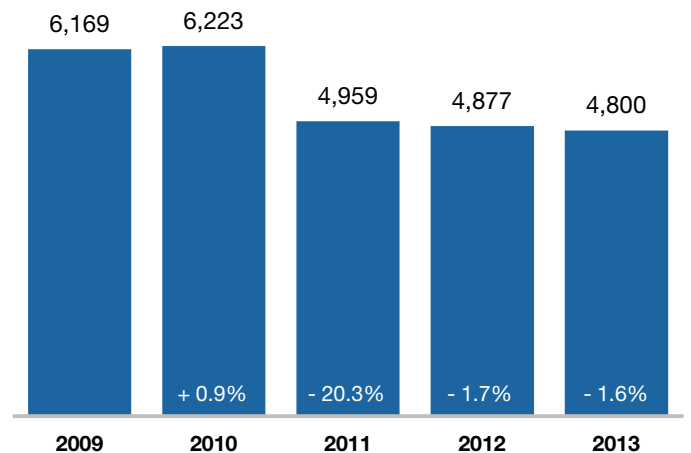
Homes for Sale in 2013

- 1.6%

Change from 2012

Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2012	2013	Percentage Change	2012	2013	Percentage Change
Alabama	113	116	+ 2.7%	27	47	+ 74.1%
All Other Georgia Counties	62	30	- 51.6%	40	28	- 30.0%
Bledsoe	87	111	+ 27.6%	41	39	- 4.9%
Bradley County	796	1,042	+ 30.9%	389	549	+ 41.1%
Brainerd-East Brainerd	893	932	+ 4.4%	548	569	+ 3.8%
Catoosa County	1,108	1,090	- 1.6%	635	670	+ 5.5%
Chattooga	79	70	- 11.4%	54	48	- 11.1%
City of East Ridge	404	377	- 6.7%	236	263	+ 11.4%
Collegedale - Includes Apison	180	225	+ 25.0%	97	152	+ 56.7%
Counties Other than Hamilton-excluding GA	137	191	+ 39.4%	68	110	+ 61.8%
Dade County	217	213	- 1.8%	107	94	- 12.1%
Downtown - St. Elmo - High Park - Avondale - Miss Ridge	563	633	+ 12.4%	336	387	+ 15.2%
E Brainerd - County / Ooltewah	583	593	+ 1.7%	402	368	- 8.5%
Hixson-Chattanooga City Limits	504	578	+ 14.7%	317	357	+ 12.6%
Hwy 58 - City - Eastdale / Dalewood / Tyner	337	367	+ 8.9%	203	219	+ 7.9%
Hwy 58 / Harrison / Georgetown	362	374	+ 3.3%	227	224	- 1.3%
Lookout Mountain	171	157	- 8.2%	81	76	- 6.2%
Marion	251	262	+ 4.4%	132	136	+ 3.0%
McMinn County	72	67	- 6.9%	29	31	+ 6.9%
Meigs	61	73	+ 19.7%	20	25	+ 25.0%
Monroe	14	13	- 7.1%	7	9	+ 28.6%
N Ham Co / Soddy / Bakewell / Sale Cr / Middle Valley	884	945	+ 6.9%	605	662	+ 9.4%
N. Chatt-Mtn. Creek-Riverview-Rivermont	668	697	+ 4.3%	459	515	+ 12.2%
Ooltewah / Snow Hill	454	497	+ 9.5%	299	290	- 3.0%
Polk	56	83	+ 48.2%	23	25	+ 8.7%
Red Bank City Limits	190	208	+ 9.5%	122	149	+ 22.1%
Rhea County	386	319	- 17.4%	145	149	+ 2.8%
Sequatchie	227	196	- 13.7%	118	100	- 15.3%
Signal Mtn-Walden-Suck Creek	353	342	- 3.1%	206	237	+ 15.0%
Tiftonia - Lookout Valley - Elder Mountain	128	155	+ 21.1%	79	89	+ 12.7%
Van Buren	18	17	- 5.6%	10	3	- 70.0%
Volunteer Site to Hunter Road	118	129	+ 9.3%	89	98	+ 10.1%
Walker County	797	798	+ 0.1%	451	461	+ 2.2%
Whitfield	134	135	+ 0.7%	81	81	0.0%

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	Median Sales Price			Homes for Sale		
	2012	2013	Percentage Change	2012	2013	Percentage Change
Alabama	\$110,000	\$94,000	- 14.5%	68	69	+ 1.5%
All Other Georgia Counties	\$60,000	\$62,250	+ 3.8%	24	13	- 45.8%
Bledsoe	\$109,500	\$54,500	- 50.2%	49	68	+ 38.8%
Bradley County	\$140,900	\$143,500	+ 1.8%	407	398	- 2.2%
Brainerd-East Brainerd	\$127,150	\$135,000	+ 6.2%	363	359	- 1.1%
Catoosa County	\$120,000	\$128,250	+ 6.9%	404	411	+ 1.7%
Chattooga	\$47,289	\$66,000	+ 39.6%	37	29	- 21.6%
City of East Ridge	\$85,000	\$89,450	+ 5.2%	155	137	- 11.6%
Collegedale - Includes Apison	\$219,000	\$229,500	+ 4.8%	75	85	+ 13.3%
Counties Other than Hamilton-excluding GA	\$77,000	\$67,549	- 12.3%	66	73	+ 10.6%
Dade County	\$108,000	\$90,500	- 16.2%	130	118	- 9.2%
Downtown - St. Elmo - High Park - Avondale - Miss Ridge	\$75,250	\$115,000	+ 52.8%	304	259	- 14.8%
E Brainerd - County / Ooltewah	\$203,856	\$212,350	+ 4.2%	199	224	+ 12.6%
Hixson-Chattanooga City Limits	\$149,600	\$159,900	+ 6.9%	182	209	+ 14.8%
Hwy 58 - City - Eastdale / Dalewood / Tyner	\$90,250	\$90,000	- 0.3%	130	137	+ 5.4%
Hwy 58 / Harrison / Georgetown	\$131,500	\$133,250	+ 1.3%	138	137	- 0.7%
Lookout Mountain	\$325,000	\$332,000	+ 2.2%	91	96	+ 5.5%
Marion	\$99,500	\$96,250	- 3.3%	165	156	- 5.5%
McMinn County	\$95,000	\$98,500	+ 3.7%	48	35	- 27.1%
Meigs	\$153,500	\$110,000	- 28.3%	36	35	- 2.8%
Monroe	\$24,300	\$48,000	+ 97.5%	5	6	+ 20.0%
N Ham Co / Soddy / Bakewell / Sale Cr / Middle Valley	\$157,200	\$162,500	+ 3.4%	324	332	+ 2.5%
N. Chatt-Mtn. Creek-Riverview-Rivermont	\$194,500	\$189,000	- 2.8%	271	219	- 19.2%
Ooltewah / Snow Hill	\$225,000	\$251,360	+ 11.7%	158	196	+ 24.1%
Polk	\$107,000	\$97,000	- 9.3%	32	47	+ 46.9%
Red Bank City Limits	\$92,500	\$109,900	+ 18.8%	65	68	+ 4.6%
Rhea County	\$104,600	\$112,900	+ 7.9%	204	180	- 11.8%
Sequatchie	\$118,500	\$96,900	- 18.2%	125	111	- 11.2%
Signal Mtn-Walden-Suck Creek	\$277,700	\$285,000	+ 2.6%	134	120	- 10.4%
Tiftonia - Lookout Valley - Elder Mountain	\$198,975	\$247,000	+ 24.1%	54	51	- 5.6%
Van Buren	\$41,000	\$75,000	+ 82.9%	6	11	+ 83.3%
Volunteer Site to Hunter Road	\$162,500	\$159,900	- 1.6%	42	36	- 14.3%
Walker County	\$78,750	\$87,000	+ 10.5%	336	334	- 0.6%
Whitfield	\$62,500	\$80,000	+ 28.0%	50	41	- 18.0%