

Annual Report on the Greater Chattanooga Housing Market

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



2014

2014 Annual Report on the Greater Chattanooga Housing Market



Change from 2013:

- 0.5%

New Listings

- 0.8%

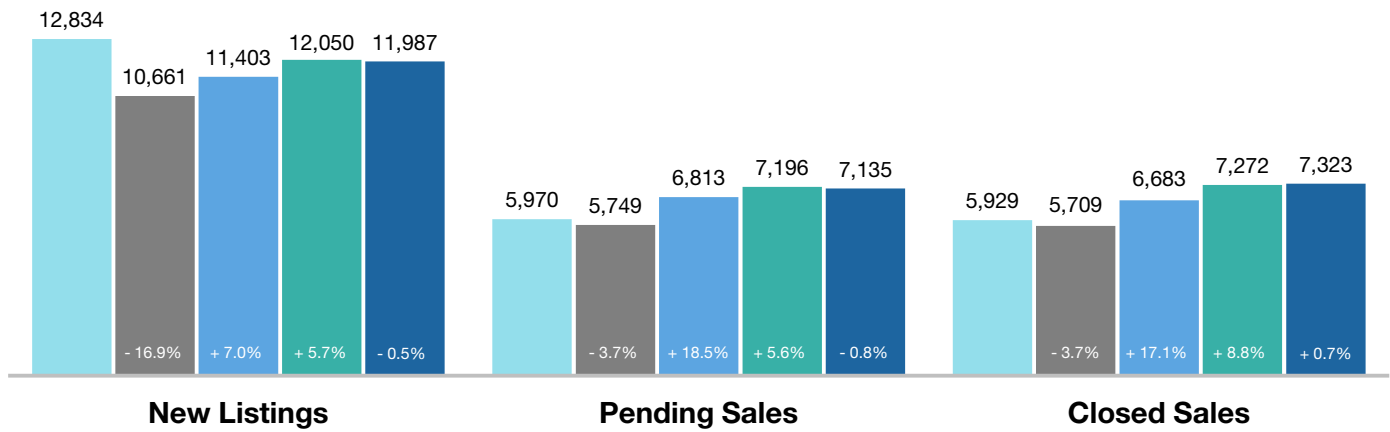
Pending Sales

+ 0.7%

Closed Sales

Annual Market Activity

■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ 2014



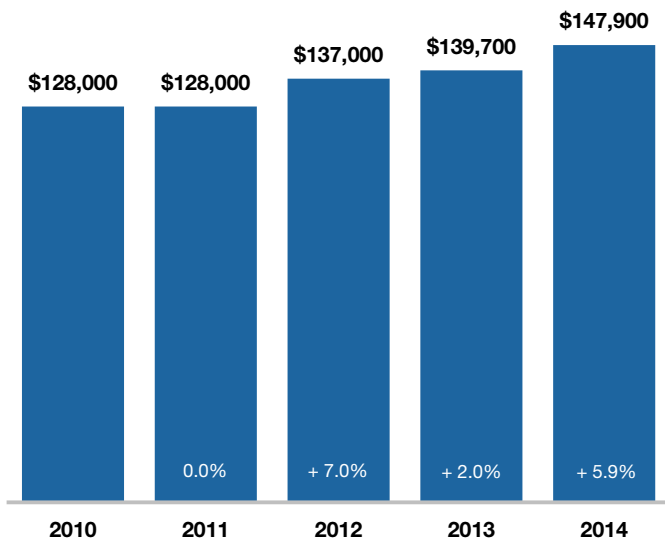
\$147,900

Median Sales Price in 2014

+ 5.9%

Change from 2013

Median Sales Price



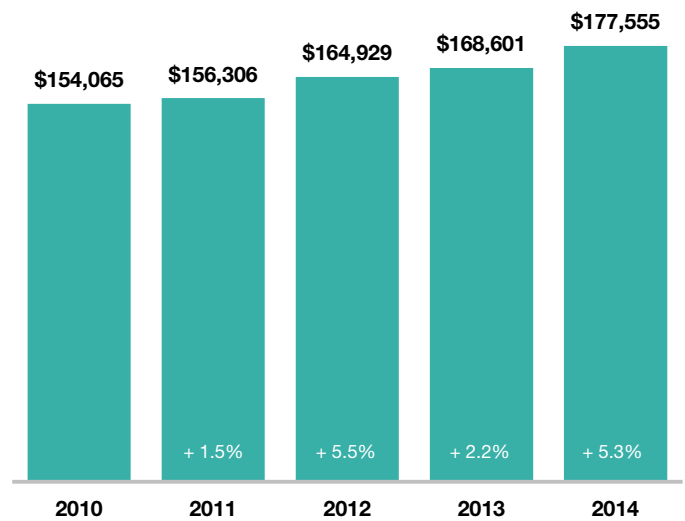
\$177,555

Avg. Sales Price in 2014

+ 5.3%

Change from 2013

Average Sales Price



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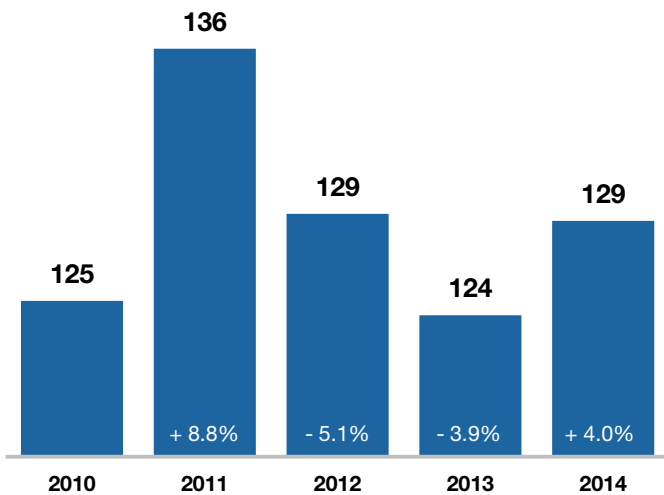
129

Days on Market in 2014

+ 4.0%

Change from 2013

Days on Market Until Sale



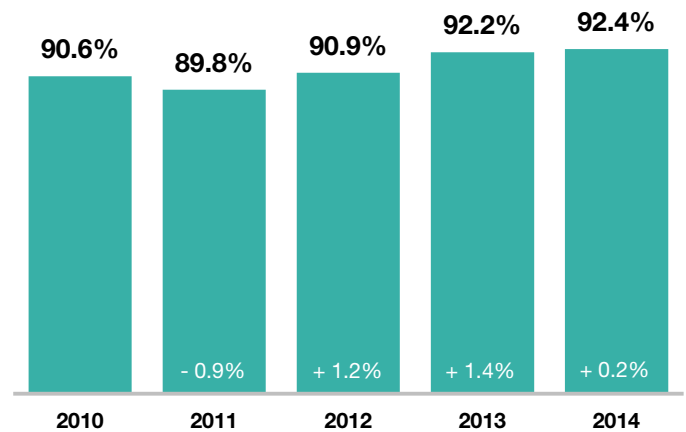
92.4%

Pct. of Orig. Price Received in 2014

+ 0.2%

Change from 2013

Pct. of Orig. Price Received



7.5

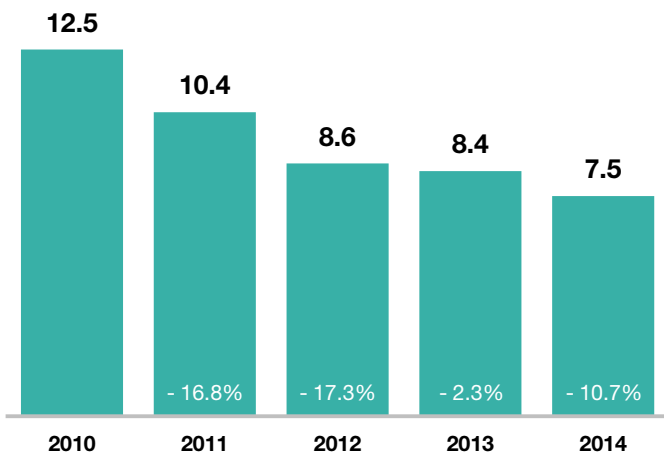
Months Supply in 2014

- 10.7%

Change from 2013

Months Supply of Inventory

At the end of each year



4,467

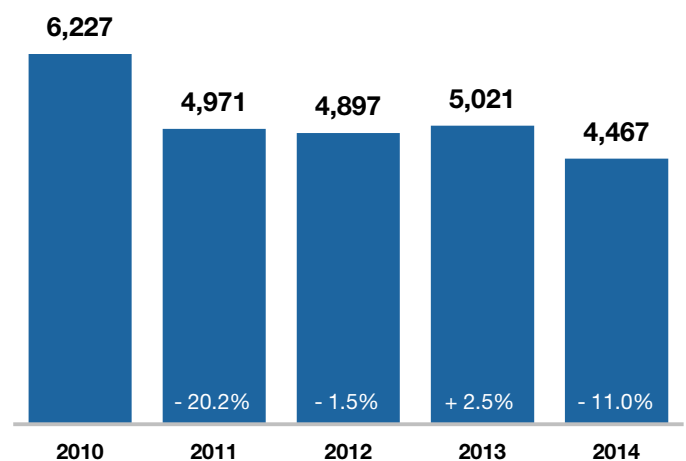
Homes for Sale in 2014

- 11.0%

Change from 2013

Inventory of Homes for Sale

At the end of each year



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New Listings

Closed Sales

	2013	2014	Percentage Change	2013	2014	Percentage Change
Alabama	116	114	- 1.7%	47	48	+ 2.1%
All Other Georgia Counties	30	23	- 23.3%	28	15	- 46.4%
Bledsoe	110	110	0.0%	39	33	- 15.4%
Bradley County	1,042	1,067	+ 2.4%	552	573	+ 3.8%
Brainerd-East Brainerd	934	957	+ 2.5%	572	591	+ 3.3%
Catoosa County	1,090	1,059	- 2.8%	670	680	+ 1.5%
Chattooga	69	68	- 1.4%	48	40	- 16.7%
City of East Ridge	380	389	+ 2.4%	264	239	- 9.5%
Collegedale - Includes Apison	226	205	- 9.3%	152	136	- 10.5%
Counties Other than Hamilton-excluding GA	187	149	- 20.3%	110	90	- 18.2%
Dade County	212	191	- 9.9%	94	100	+ 6.4%
Downtown - St. Elmo - High Park - Avondale - Miss Ridge	636	645	+ 1.4%	389	397	+ 2.1%
E Brainerd - County / Ooltewah	594	544	- 8.4%	368	388	+ 5.4%
Hixson-Chattanooga City Limits	577	554	- 4.0%	358	395	+ 10.3%
Hwy 58 - City - Eastdale / Dalewood / Tyner	369	349	- 5.4%	220	198	- 10.0%
Hwy 58 / Harrison / Georgetown	375	415	+ 10.7%	224	262	+ 17.0%
Lookout Mountain	155	179	+ 15.5%	75	88	+ 17.3%
Marion	266	284	+ 6.8%	136	174	+ 27.9%
McMinn County	67	92	+ 37.3%	31	29	- 6.5%
Meigs	73	60	- 17.8%	25	18	- 28.0%
Monroe	13	11	- 15.4%	9	8	- 11.1%
N Ham Co / Soddy / Bakewell / Sale Cr / Middle Valley	944	1,026	+ 8.7%	663	645	- 2.7%
N. Chatt-Mtn. Creek-Riverview-Rivermont	695	608	- 12.5%	515	483	- 6.2%
Ooltewah / Snow Hill	497	482	- 3.0%	290	328	+ 13.1%
Polk	85	86	+ 1.2%	25	29	+ 16.0%
Red Bank City Limits	208	221	+ 6.3%	150	154	+ 2.7%
Rhea County	323	319	- 1.2%	148	151	+ 2.0%
Sequatchie	199	202	+ 1.5%	100	92	- 8.0%
Signal Mtn-Walden-Suck Creek	341	360	+ 5.6%	237	231	- 2.5%
Tiftonia - Lookout Valley - Elder Mountain	157	125	- 20.4%	89	89	0.0%
Van Buren	17	9	- 47.1%	3	5	+ 66.7%
Volunteer Site to Hunter Road	129	133	+ 3.1%	98	98	0.0%
Walker County	798	833	+ 4.4%	462	451	- 2.4%
Whitfield	136	118	- 13.2%	81	65	- 19.8%

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	Median Sales Price			Homes for Sale		
	2013	2014	Percentage Change	2013	2014	Percentage Change
Alabama	\$94,000	\$125,000	+ 33.0%	72	77	+ 6.9%
All Other Georgia Counties	\$62,250	\$69,000	+ 10.8%	14	6	- 57.1%
Bledsoe	\$54,500	\$80,000	+ 46.8%	71	73	+ 2.8%
Bradley County	\$143,500	\$149,900	+ 4.5%	411	393	- 4.4%
Brainerd-East Brainerd	\$135,000	\$145,000	+ 7.4%	376	333	- 11.4%
Catoosa County	\$128,250	\$128,650	+ 0.3%	421	316	- 24.9%
Chattooga	\$66,000	\$61,500	- 6.8%	28	25	- 10.7%
City of East Ridge	\$89,000	\$100,500	+ 12.9%	146	134	- 8.2%
Collegedale - Includes Apison	\$229,500	\$231,000	+ 0.7%	88	73	- 17.0%
Counties Other than Hamilton-excluding GA	\$67,549	\$74,101	+ 9.7%	80	63	- 21.3%
Dade County	\$90,500	\$93,000	+ 2.8%	119	100	- 16.0%
Downtown - St. Elmo - High Park - Avondale - Miss Ridge	\$115,000	\$136,661	+ 18.8%	267	205	- 23.2%
E Brainerd - County / Ooltewah	\$212,350	\$211,500	- 0.4%	241	184	- 23.7%
Hixson-Chattanooga City Limits	\$159,950	\$160,000	+ 0.0%	209	179	- 14.4%
Hwy 58 - City - Eastdale / Dalewood / Tyner	\$89,500	\$104,500	+ 16.8%	146	119	- 18.5%
Hwy 58 / Harrison / Georgetown	\$133,250	\$139,900	+ 5.0%	146	148	+ 1.4%
Lookout Mountain	\$325,000	\$319,825	- 1.6%	96	90	- 6.3%
Marion	\$96,250	\$110,000	+ 14.3%	171	145	- 15.2%
McMinn County	\$98,500	\$106,000	+ 7.6%	38	49	+ 28.9%
Meigs	\$110,000	\$146,950	+ 33.6%	39	34	- 12.8%
Monroe	\$48,000	\$49,500	+ 3.1%	6	2	- 66.7%
N Ham Co / Soddy / Bakewell / Sale Cr / Middle Valley	\$162,500	\$165,000	+ 1.5%	339	358	+ 5.6%
N. Chatt-Mtn. Creek-Riverview-Rivermont	\$189,000	\$201,250	+ 6.5%	232	189	- 18.5%
Ooltewah / Snow Hill	\$251,360	\$239,950	- 4.5%	199	184	- 7.5%
Polk	\$97,000	\$145,500	+ 50.0%	52	50	- 3.8%
Red Bank City Limits	\$109,200	\$115,000	+ 5.3%	73	67	- 8.2%
Rhea County	\$113,950	\$109,000	- 4.3%	187	181	- 3.2%
Sequatchie	\$96,900	\$109,000	+ 12.5%	126	106	- 15.9%
Signal Mtn-Walden-Suck Creek	\$285,000	\$288,950	+ 1.4%	132	120	- 9.1%
Tiftonia - Lookout Valley - Elder Mountain	\$247,000	\$219,000	- 11.3%	56	44	- 21.4%
Van Buren	\$75,000	\$159,650	+ 112.9%	12	7	- 41.7%
Volunteer Site to Hunter Road	\$159,900	\$160,450	+ 0.3%	37	33	- 10.8%
Walker County	\$87,250	\$92,250	+ 5.7%	347	335	- 3.5%
Whitfield	\$80,000	\$126,250	+ 57.8%	44	45	+ 2.3%