

# Annual Report on the Greater Chattanooga Housing Market

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



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# 2015



**Change from 2014:**

**+ 9.9%**

New Listings

**+ 16.3%**

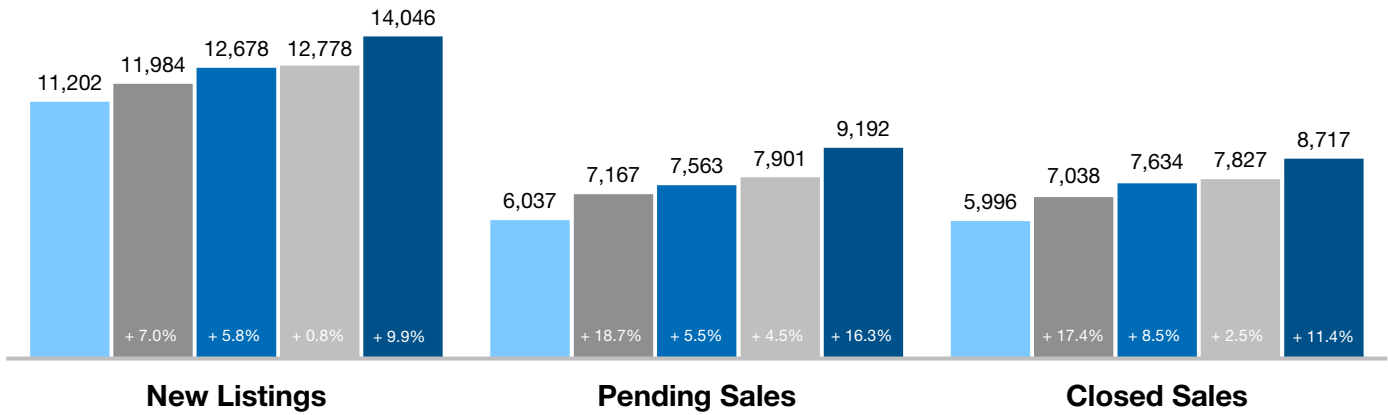
Pending Sales

**+ 11.4%**

Closed Sales

**Annual Market Activity**

■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015



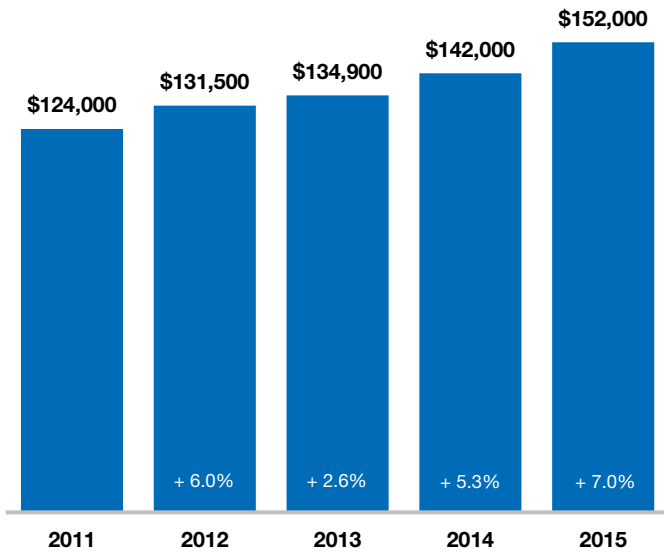
**\$152,000**

Median Sales Price in 2015

**+ 7.0%**

Change from 2014

**Median Sales Price**



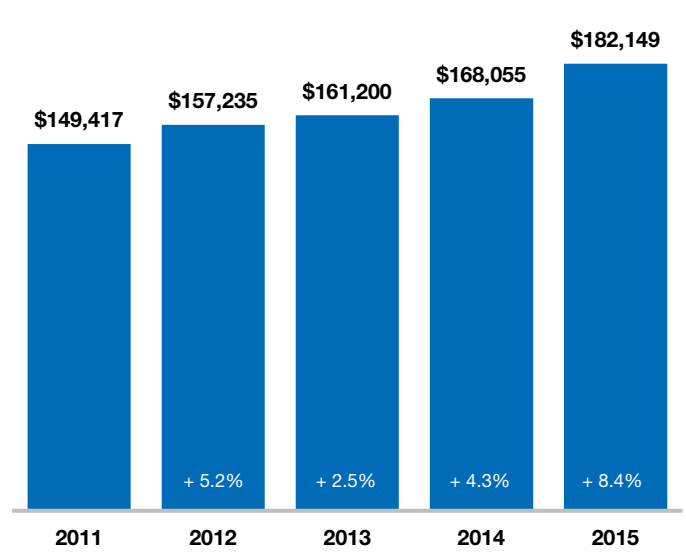
**\$182,149**

Avg. Sales Price in 2015

**+ 8.4%**

Change from 2014

**Average Sales Price**





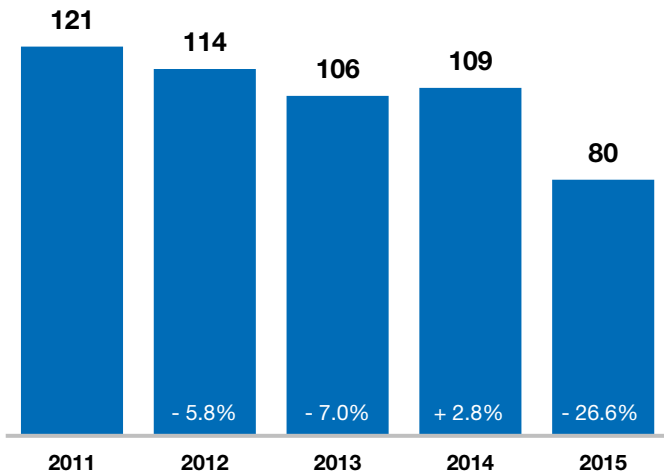
**80**

Days on Market in 2015

**- 26.6%**

Change from 2014

**Days on Market Until Sale**



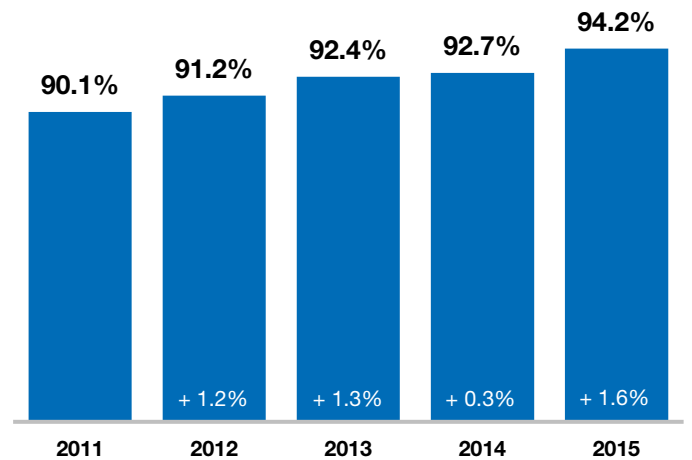
**94.2%**

Pct. of Orig. Price Received in 2015

**+ 1.6%**

Change from 2014

**Pct. of Orig. Price Received**



**4.7**

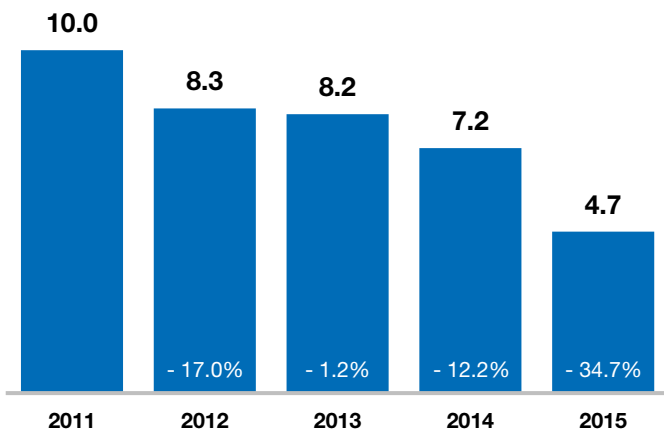
Months Supply in 2015

**- 34.7%**

Change from 2014

**Months Supply of Inventory**

At the end of each year



**3,623**

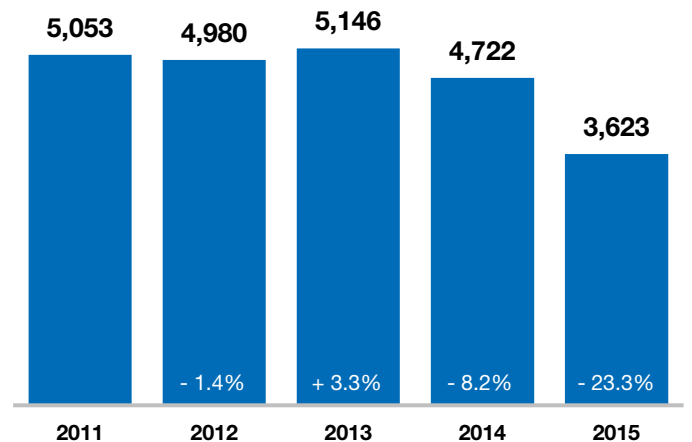
Homes for Sale in 2015

**- 23.3%**

Change from 2014

**Inventory of Homes for Sale**

At the end of each year



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## New Listings

## Closed Sales

	2014	2015	Percentage Change	2014	2015	Percentage Change
Apison	109	141	+ 29.4%	73	76	+ 4.1%
Bakewell / Lakesite / Sale Creek / Soddy	580	589	+ 1.6%	337	427	+ 26.7%
Bradley County	1,086	1,144	+ 5.3%	580	725	+ 25.0%
Brainerd	409	358	- 12.5%	223	233	+ 4.5%
Catoosa County	1,091	1,259	+ 15.4%	699	826	+ 18.2%
Chattanooga	3,979	4,328	+ 8.8%	2,649	2,842	+ 7.3%
Chattooga County	68	91	+ 33.8%	41	45	+ 9.8%
Collegedale	16	3	- 81.3%	11	8	- 27.3%
Dade County	230	308	+ 33.9%	113	142	+ 25.7%
Downtown Chattanooga	1,112	1,298	+ 16.7%	767	825	+ 7.6%
East Brainerd	1,122	1,165	+ 3.8%	761	799	+ 5.0%
East Ridge	181	100	- 44.8%	114	79	- 30.7%
Hamilton County	7,710	8,215	+ 6.5%	5,100	5,525	+ 8.3%
Harrison / Georgetown	321	359	+ 11.8%	205	220	+ 7.3%
Hixson	922	993	+ 7.7%	652	698	+ 7.1%
Lookout Mountain	78	74	- 5.1%	48	42	- 12.5%
Marion County	294	344	+ 17.0%	180	154	- 14.4%
Ooltewah	1,040	1,139	+ 9.5%	711	818	+ 15.0%
Red Bank	58	40	- 31.0%	41	41	0.0%
Rhea County	328	415	+ 26.5%	153	182	+ 19.0%
Sequatchie County	217	288	+ 32.7%	102	139	+ 36.3%
Signal Mountain	382	413	+ 8.1%	242	258	+ 6.6%
St. Elmo / High Park / Avondale	163	161	- 1.2%	119	101	- 15.1%
Walker County	937	1,082	+ 15.5%	497	584	+ 17.5%

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	Median Sales Price			Homes for Sale		
	2014	2015	Percentage Change	2014	2015	Percentage Change
Apison	\$296,992	\$298,500	+ 0.5%	44	53	+ 20.5%
Bakewell / Lakesite / Sale Creek / Soddy	\$154,500	\$169,000	+ 9.4%	213	125	- 41.3%
Bradley County	\$149,900	\$155,566	+ 3.8%	403	282	- 30.0%
Brainerd	\$80,000	\$89,000	+ 11.3%	160	78	- 51.3%
Catoosa County	\$126,500	\$135,000	+ 6.7%	319	284	- 11.0%
Chattanooga	\$137,600	\$143,000	+ 3.9%	1,334	967	- 27.5%
Chattooga County	\$67,500	\$100,250	+ 48.5%	26	21	- 19.2%
Collegedale	\$229,900	\$160,500	- 30.2%	4	1	- 75.0%
Dade County	\$95,000	\$122,400	+ 28.8%	134	97	- 27.6%
Downtown Chattanooga	\$160,500	\$192,000	+ 19.6%	414	312	- 24.6%
East Brainerd	\$163,000	\$167,000	+ 2.5%	331	240	- 27.5%
East Ridge	\$98,250	\$108,450	+ 10.4%	58	16	- 72.4%
Hamilton County	\$156,000	\$168,200	+ 7.8%	2,613	1,812	- 30.7%
Harrison / Georgetown	\$138,000	\$149,950	+ 8.7%	126	107	- 15.1%
Hixson	\$165,900	\$164,000	- 1.1%	288	202	- 29.9%
Lookout Mountain	\$382,500	\$437,000	+ 14.2%	36	29	- 19.4%
Marion County	\$110,000	\$123,500	+ 12.3%	143	142	- 0.7%
Ooltewah	\$210,000	\$229,580	+ 9.3%	363	232	- 36.1%
Red Bank	\$100,825	\$127,000	+ 26.0%	22	6	- 72.7%
Rhea County	\$109,000	\$124,950	+ 14.6%	181	176	- 2.8%
Sequatchie County	\$114,800	\$105,000	- 8.5%	110	122	+ 10.9%
Signal Mountain	\$280,750	\$320,000	+ 14.0%	129	77	- 40.3%
St. Elmo / High Park / Avondale	\$67,000	\$50,500	- 24.6%	43	33	- 23.3%
Walker County	\$95,700	\$103,800	+ 8.5%	362	315	- 13.0%