

Annual Report on the Greater Chattanooga Housing Market

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



GREATER
CHATTANOOGA
ASSOCIATION
of REALTORS®

2016

Change from 2015:

- 1.4%

New Listings

+ 7.5%

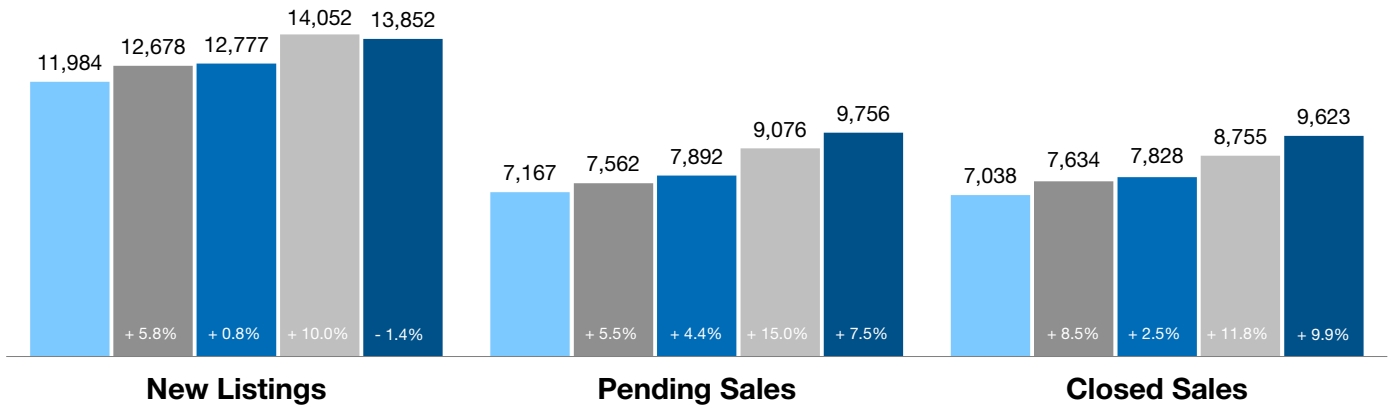
Pending Sales

+ 9.9%

Closed Sales

Annual Market Activity

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



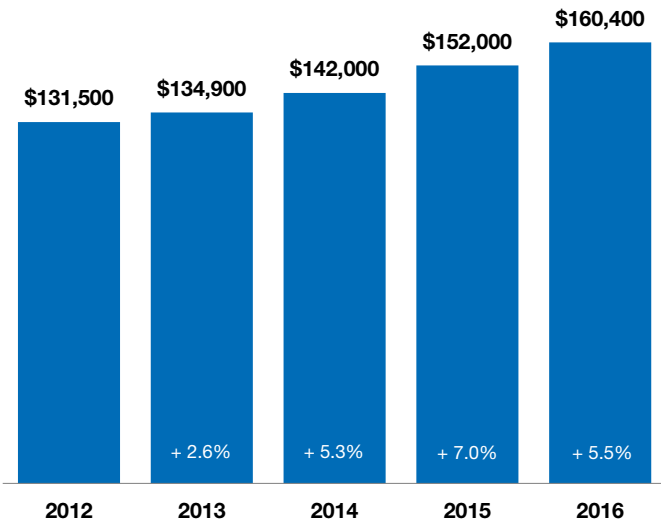
\$160,400

Median Sales Price in 2016

+ 5.5%

Change from 2015

Median Sales Price



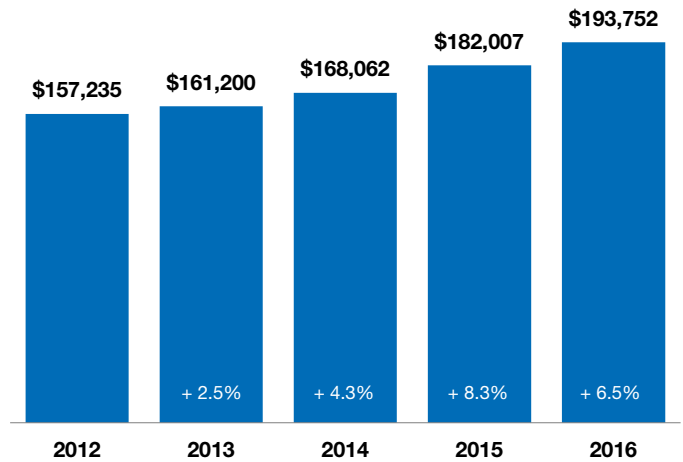
\$193,752

Avg. Sales Price in 2016

+ 6.5%

Change from 2015

Average Sales Price



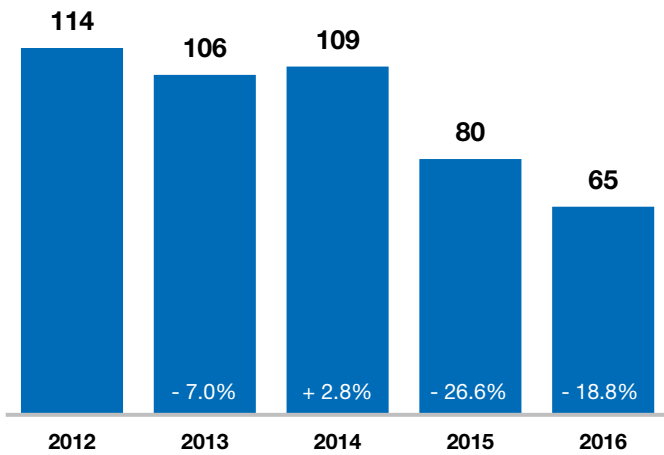
65

Days on Market in 2016

- 18.8%

Change from 2015

Days on Market Until Sale



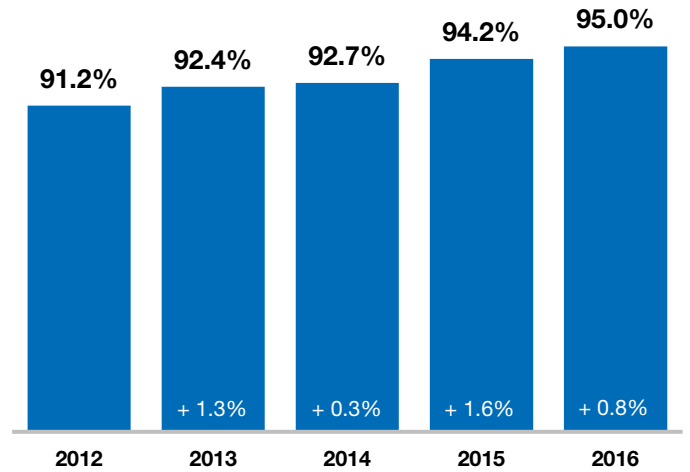
95.0%

Pct. of Orig. Price Received
in 2016

+ 0.8%

Change from 2015

Pct. of Orig. Price Received



3.9

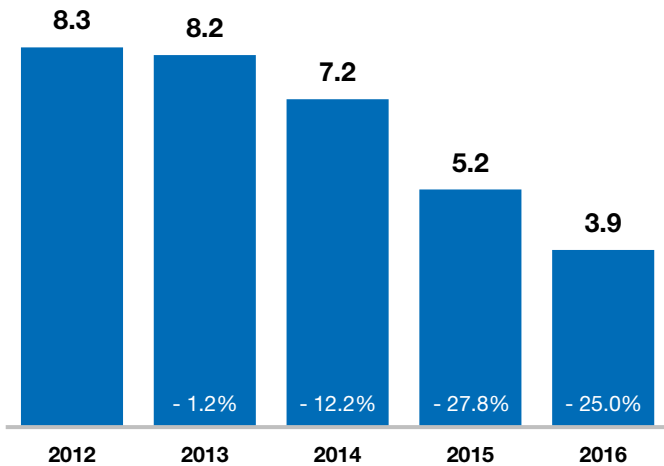
Months Supply in 2016

- 25.0%

Change from 2015

Months Supply of Inventory

At the end of each year



3,165

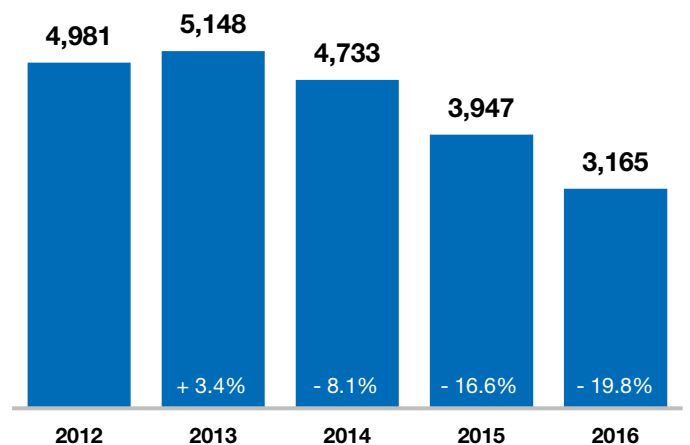
Homes for Sale in 2016

- 19.8%

Change from 2015

Inventory of Homes for Sale

At the end of each year



2016 Annual Report on the Greater Chattanooga Housing Market



	New Listings			Closed Sales		
	2015	2016	Percentage Change	2015	2016	Percentage Change
Apison	142	128	- 9.9%	76	93	+ 22.4%
Bakewell / Lakesite / Sale Creek / Soddy	589	536	- 9.0%	427	390	- 8.7%
Bradley County	1,145	1,209	+ 5.6%	736	826	+ 12.2%
Brainerd	359	393	+ 9.5%	235	250	+ 6.4%
Catoosa County	1,258	1,248	- 0.8%	829	891	+ 7.5%
Chattanooga	4,329	4,422	+ 2.1%	2,844	3,280	+ 15.3%
Chattooga County	91	86	- 5.5%	45	57	+ 26.7%
Collegedale	3	1	- 66.7%	8	--	--
Dade County	307	270	- 12.1%	143	140	- 2.1%
Downtown Chattanooga	1,298	1,344	+ 3.5%	820	910	+ 11.0%
East Brainerd	1,165	1,183	+ 1.5%	803	930	+ 15.8%
East Ridge	100	44	- 56.0%	79	32	- 59.5%
Hamilton County	8,218	8,095	- 1.5%	5,549	5,996	+ 8.1%
Harrison / Georgetown	359	322	- 10.3%	224	235	+ 4.9%
Hixson	994	975	- 1.9%	699	794	+ 13.6%
Lookout Mountain	74	77	+ 4.1%	43	53	+ 23.3%
Marion County	345	311	- 9.9%	157	172	+ 9.6%
Ooltewah	1,138	1,134	- 0.4%	821	811	- 1.2%
Red Bank	40	12	- 70.0%	41	14	- 65.9%
Rhea County	417	414	- 0.7%	185	254	+ 37.3%
Sequatchie County	287	281	- 2.1%	139	166	+ 19.4%
Signal Mountain	414	402	- 2.9%	258	276	+ 7.0%
St. Elmo / High Park / Avondale	162	188	+ 16.0%	103	118	+ 14.6%
Walker County	1,084	1,018	- 6.1%	588	625	+ 6.3%

2016 Annual Report on the Greater Chattanooga Housing Market



	Median Sales Price			Homes for Sale		
	2015	2016	Percentage Change	2015	2016	Percentage Change
Apison	\$298,500	\$308,250	+ 3.3%	62	36	- 41.9%
Bakewell / Lakesite / Sale Creek / Soddy	\$169,000	\$174,450	+ 3.2%	137	101	- 26.3%
Bradley County	\$155,831	\$149,900	- 3.8%	310	258	- 16.8%
Brainerd	\$89,000	\$92,000	+ 3.4%	90	88	- 2.2%
Catoosa County	\$135,000	\$148,000	+ 9.6%	319	277	- 13.2%
Chattanooga	\$143,000	\$159,000	+ 11.2%	1,081	832	- 23.0%
Chattooga County	\$100,250	\$92,500	- 7.7%	21	23	+ 9.5%
Collegedale	\$160,500		--			--
Dade County	\$121,200	\$125,000	+ 3.1%	105	91	- 13.3%
Downtown Chattanooga	\$192,250	\$212,500	+ 10.5%	354	299	- 15.5%
East Brainerd	\$167,000	\$185,450	+ 11.0%	272	193	- 29.0%
East Ridge	\$108,450	\$154,950	+ 42.9%	17	14	- 17.6%
Hamilton County	\$168,000	\$180,500	+ 7.4%	1,998	1,579	- 21.0%
Harrison / Georgetown	\$149,950	\$156,000	+ 4.0%	107	60	- 43.9%
Hixson	\$164,000	\$175,000	+ 6.7%	230	170	- 26.1%
Lookout Mountain	\$425,000	\$407,500	- 4.1%	36	21	- 41.7%
Marion County	\$123,500	\$117,250	- 5.1%	150	112	- 25.3%
Ooltewah	\$229,580	\$249,950	+ 8.9%	242	242	0.0%
Red Bank	\$127,000	\$124,000	- 2.4%	5	2	- 60.0%
Rhea County	\$125,000	\$135,000	+ 8.0%	182	144	- 20.9%
Sequatchie County	\$105,000	\$139,000	+ 32.4%	129	99	- 23.3%
Signal Mountain	\$320,000	\$328,000	+ 2.5%	91	89	- 2.2%
St. Elmo / High Park / Avondale	\$50,500	\$60,750	+ 20.3%	34	33	- 2.9%
Walker County	\$102,000	\$115,000	+ 12.7%	338	273	- 19.2%