

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY GREATER CHATTANOOGA REALTORS®



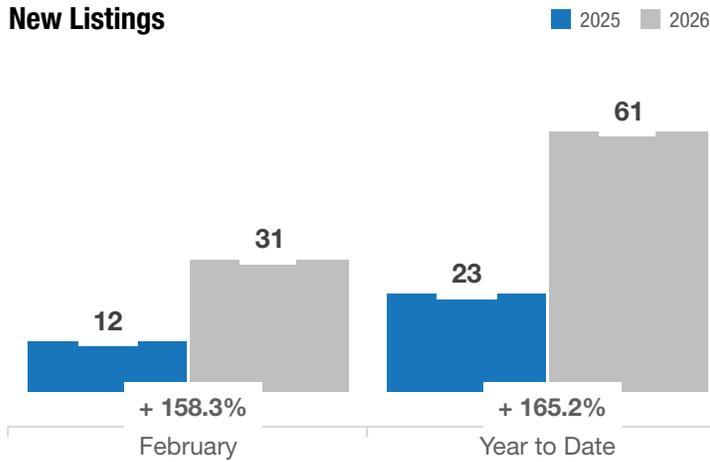
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## Apison

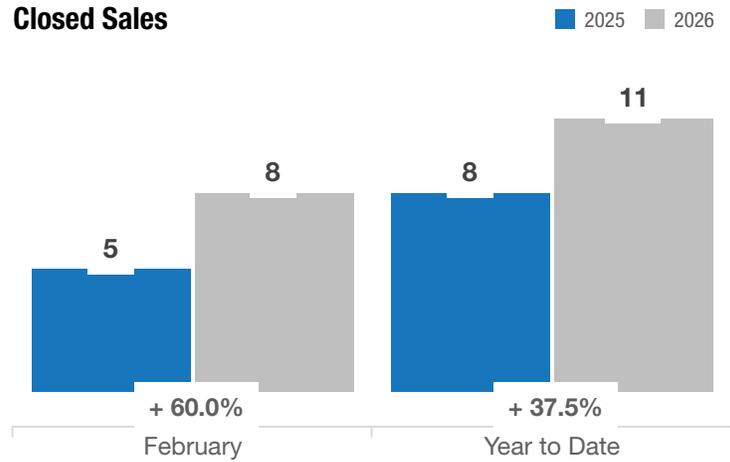
| Key Metrics                  | February  |                  |          | Year to Date |                  |          |
|------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                              | 2025      | 2026             | % Change | Thru 2-2025  | Thru 2-2026      | % Change |
| New Listings                 | 12        | 31               | + 158.3% | 23           | 61               | + 165.2% |
| Closed Sales                 | 5         | 8                | + 60.0%  | 8            | 11               | + 37.5%  |
| Median Sales Price           | \$439,000 | <b>\$402,018</b> | - 8.4%   | \$432,000    | <b>\$460,000</b> | + 6.5%   |
| Pct. of Orig. Price Received | 97.6%     | <b>89.9%</b>     | - 7.9%   | 97.6%        | <b>92.5%</b>     | - 5.2%   |
| Days on Market Until Sale    | 99        | <b>202</b>       | + 104.0% | 86           | <b>163</b>       | + 89.5%  |
| Inventory of Homes for Sale  | 57        | <b>79</b>        | + 38.6%  | —            | —                | —        |
| Months Supply of Inventory   | 7.1       | <b>8.1</b>       | + 14.1%  | —            | —                | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

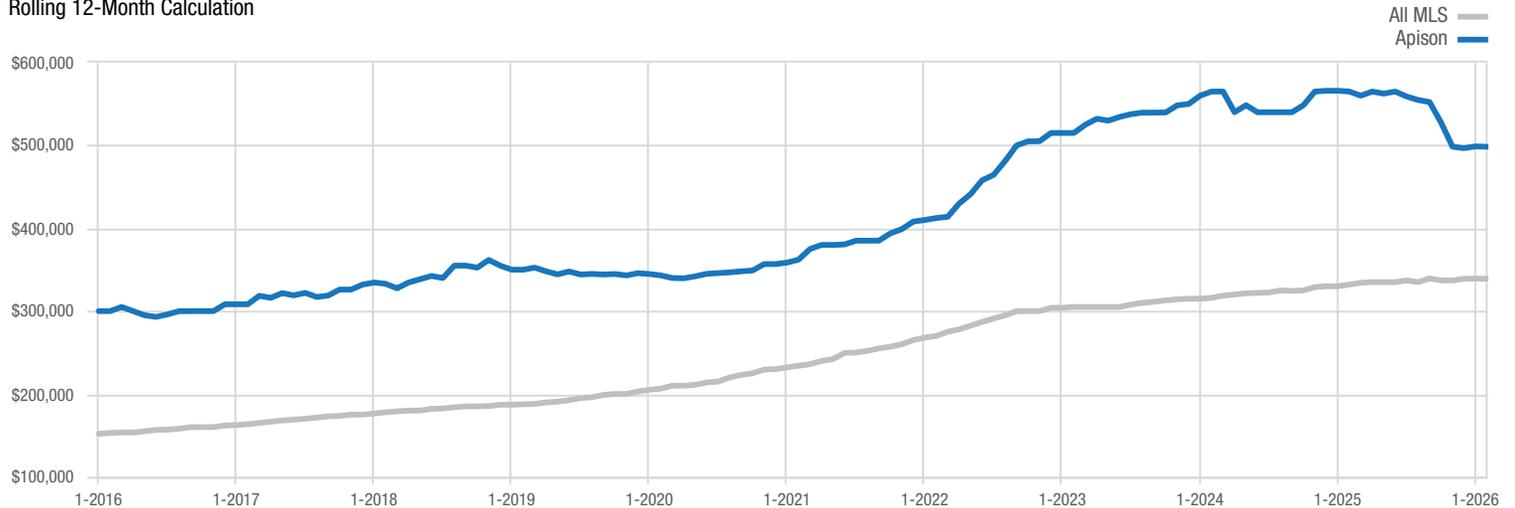


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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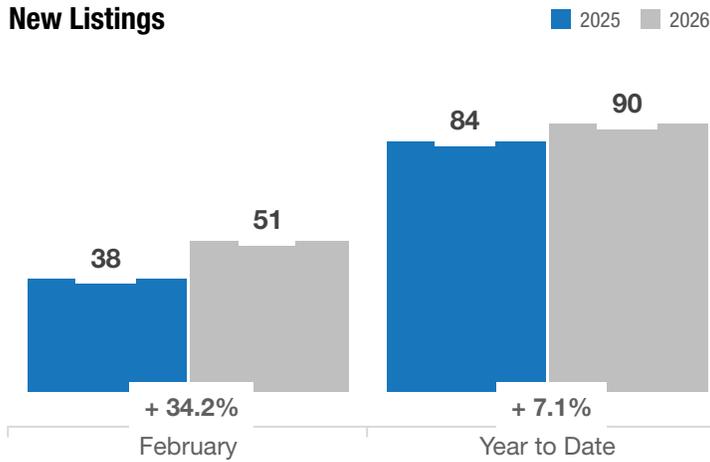
## Bakewell / Lakesite / Sale Creek / Soddy

ZIP Codes: 37379 and 37384

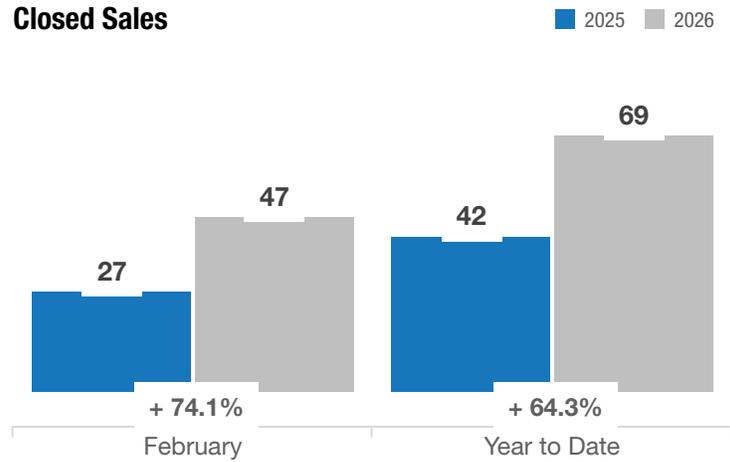
| Key Metrics                  | February  |                  |          | Year to Date |                  |          |
|------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                              | 2025      | 2026             | % Change | Thru 2-2025  | Thru 2-2026      | % Change |
| New Listings                 | 38        | 51               | + 34.2%  | 84           | 90               | + 7.1%   |
| Closed Sales                 | 27        | 47               | + 74.1%  | 42           | 69               | + 64.3%  |
| Median Sales Price           | \$312,500 | <b>\$382,000</b> | + 22.2%  | \$329,838    | <b>\$397,500</b> | + 20.5%  |
| Pct. of Orig. Price Received | 93.2%     | <b>95.3%</b>     | + 2.3%   | 93.2%        | <b>95.0%</b>     | + 1.9%   |
| Days on Market Until Sale    | 47        | <b>59</b>        | + 25.5%  | 48           | <b>60</b>        | + 25.0%  |
| Inventory of Homes for Sale  | 79        | <b>96</b>        | + 21.5%  | —            | —                | —        |
| Months Supply of Inventory   | 2.3       | <b>2.4</b>       | + 4.3%   | —            | —                | —        |

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### New Listings

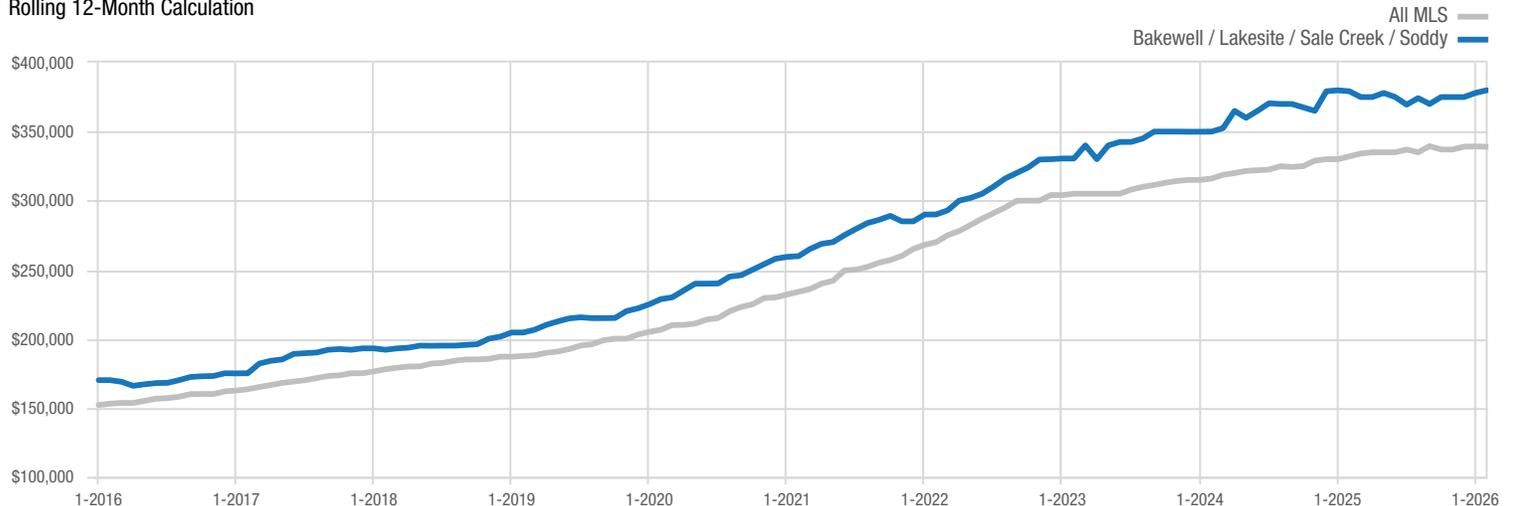


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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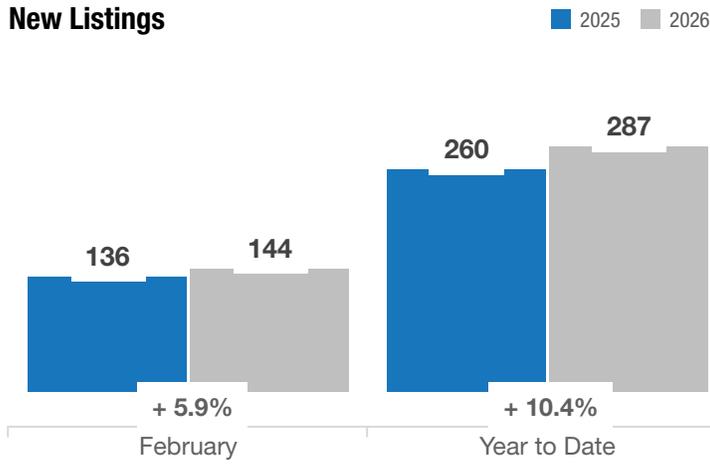
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## Bradley County

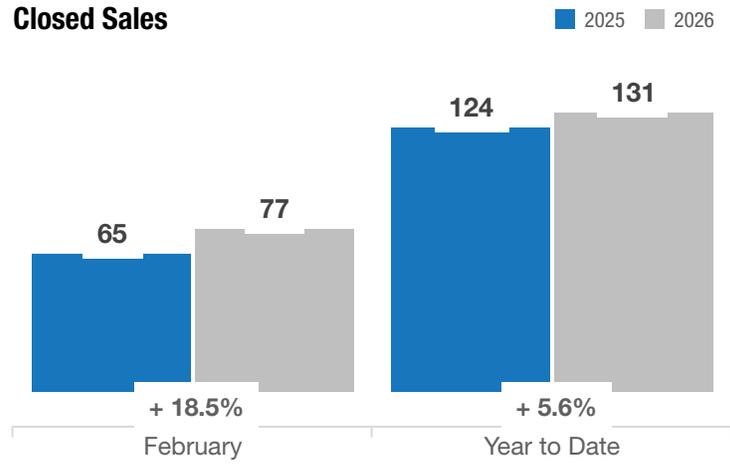
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 136       | 144       | + 5.9%   | 260          | 287         | + 10.4%  |
| Closed Sales                 | 65        | 77        | + 18.5%  | 124          | 131         | + 5.6%   |
| Median Sales Price           | \$336,000 | \$324,900 | - 3.3%   | \$339,070    | \$324,900   | - 4.2%   |
| Pct. of Orig. Price Received | 93.9%     | 94.7%     | + 0.9%   | 93.7%        | 93.5%       | - 0.2%   |
| Days on Market Until Sale    | 71        | 72        | + 1.4%   | 69           | 86          | + 24.6%  |
| Inventory of Homes for Sale  | 297       | 368       | + 23.9%  | —            | —           | —        |
| Months Supply of Inventory   | 3.3       | 4.0       | + 21.2%  | —            | —           | —        |

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### New Listings

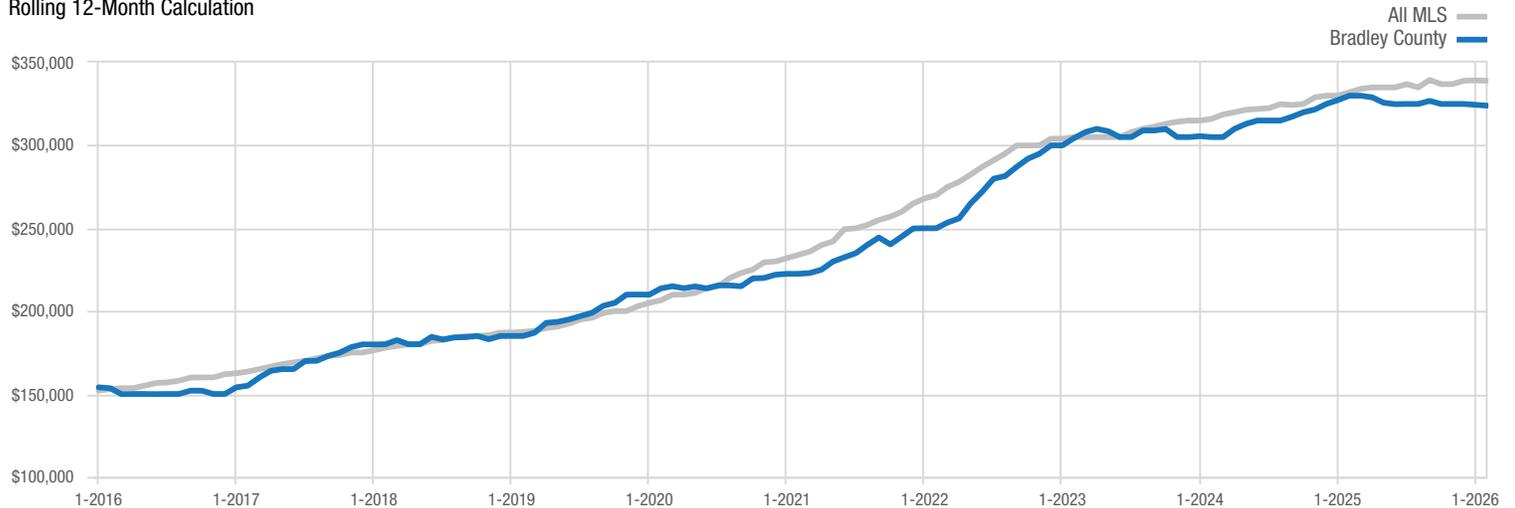


### Closed Sales



### Median Sales Price - All MLS

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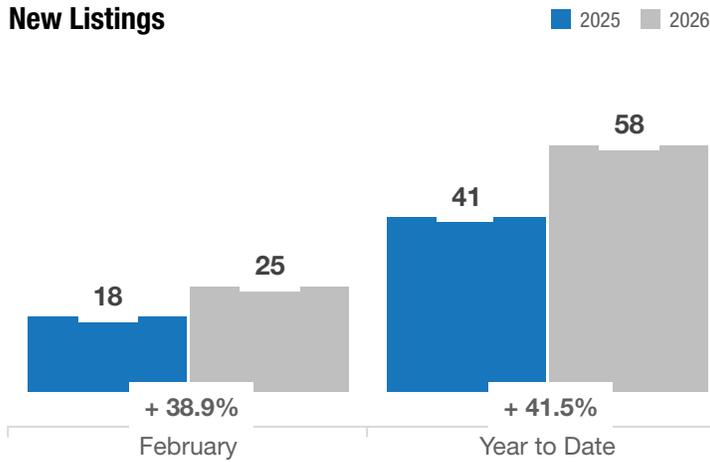
## Brainerd

Includes the Ridgeside Community

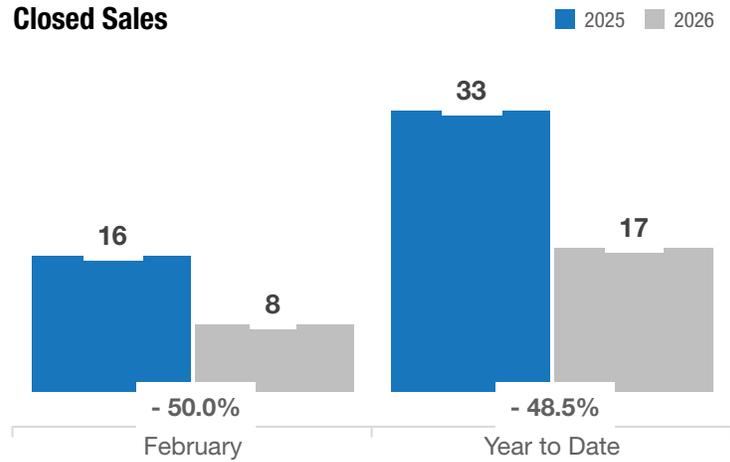
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 18        | 25        | + 38.9%  | 41           | 58          | + 41.5%  |
| Closed Sales                 | 16        | 8         | - 50.0%  | 33           | 17          | - 48.5%  |
| Median Sales Price           | \$244,950 | \$201,500 | - 17.7%  | \$240,000    | \$250,000   | + 4.2%   |
| Pct. of Orig. Price Received | 92.9%     | 87.2%     | - 6.1%   | 93.4%        | 91.4%       | - 2.1%   |
| Days on Market Until Sale    | 41        | 78        | + 90.2%  | 47           | 49          | + 4.3%   |
| Inventory of Homes for Sale  | 44        | 62        | + 40.9%  | —            | —           | —        |
| Months Supply of Inventory   | 2.5       | 3.8       | + 52.0%  | —            | —           | —        |

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### New Listings

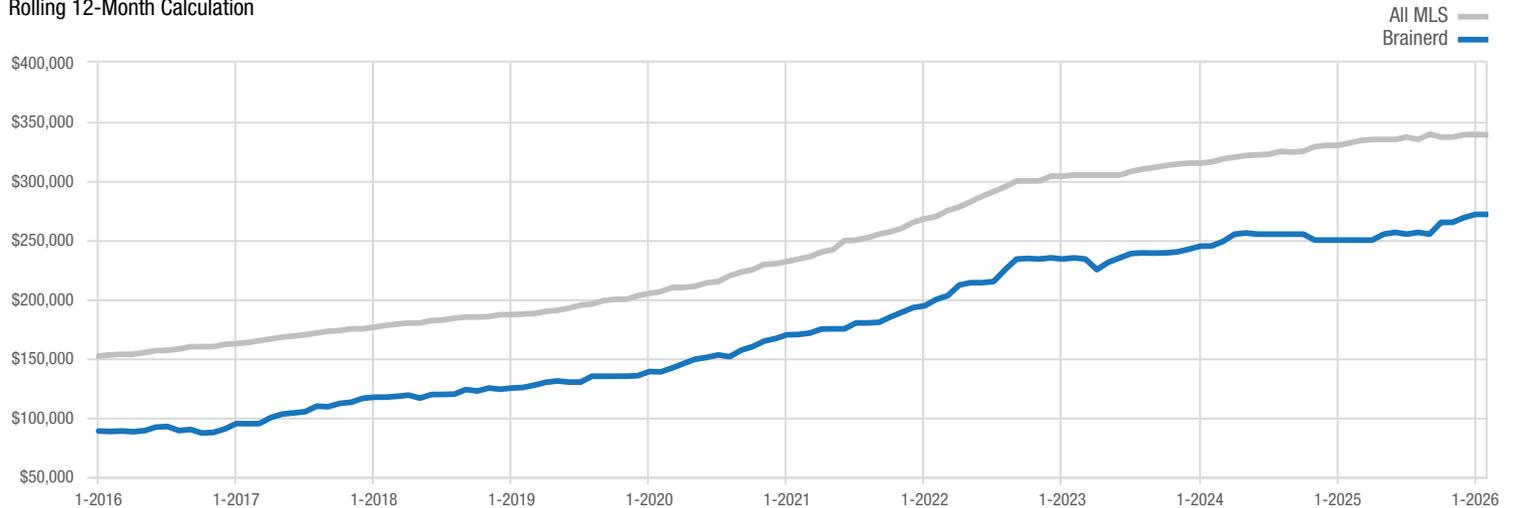


### Closed Sales



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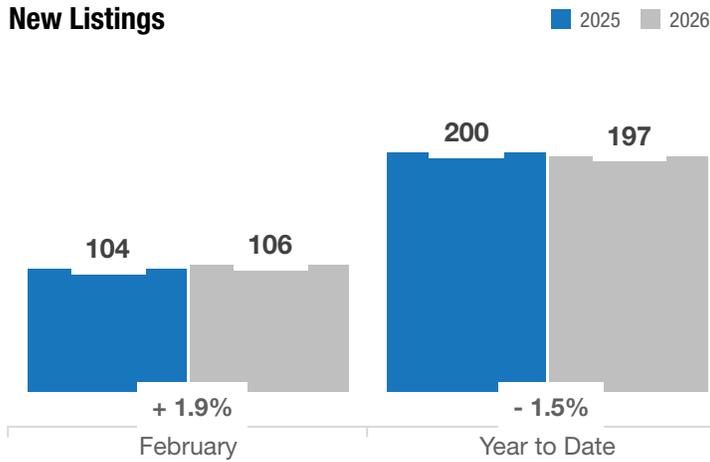
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## Catoosa County

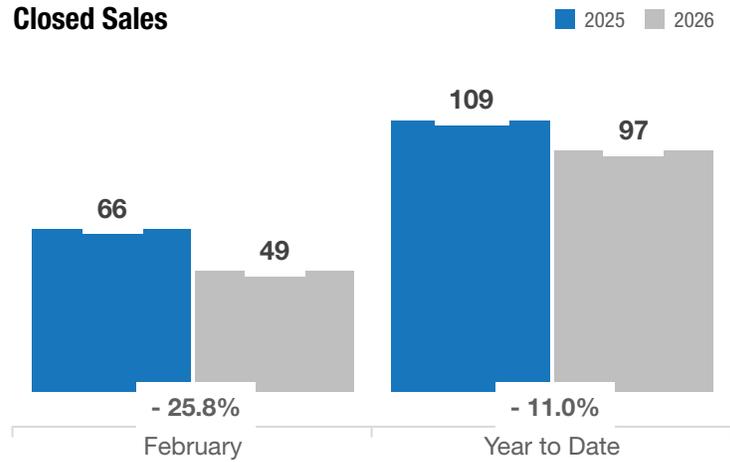
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 104       | 106       | + 1.9%   | 200          | 197         | - 1.5%   |
| Closed Sales                 | 66        | 49        | - 25.8%  | 109          | 97          | - 11.0%  |
| Median Sales Price           | \$278,500 | \$293,500 | + 5.4%   | \$289,000    | \$284,500   | - 1.6%   |
| Pct. of Orig. Price Received | 96.2%     | 94.2%     | - 2.1%   | 96.1%        | 95.3%       | - 0.8%   |
| Days on Market Until Sale    | 58        | 71        | + 22.4%  | 55           | 61          | + 10.9%  |
| Inventory of Homes for Sale  | 226       | 253       | + 11.9%  | —            | —           | —        |
| Months Supply of Inventory   | 3.2       | 3.6       | + 12.5%  | —            | —           | —        |

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### New Listings

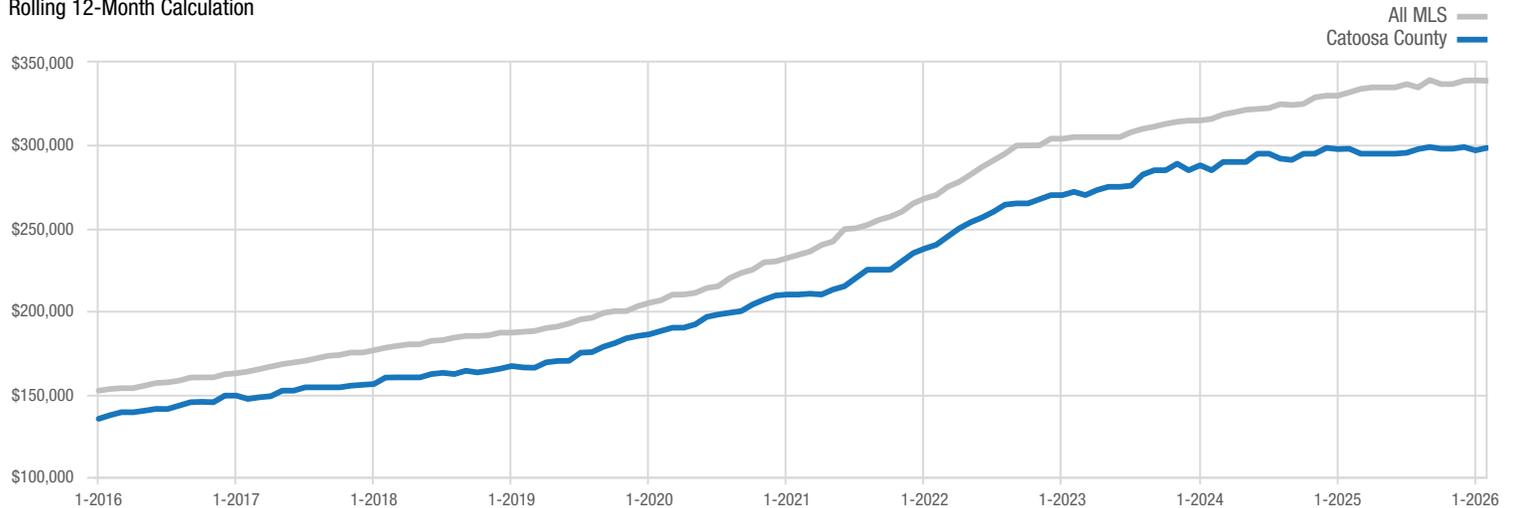


### Closed Sales



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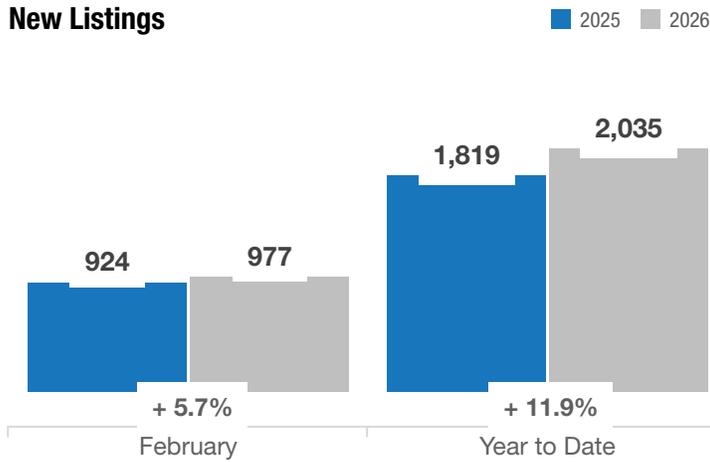
## Chattanooga MSA

Includes Catoosa, Dade, Hamilton, Marion, Sequatchie and Walker Counties

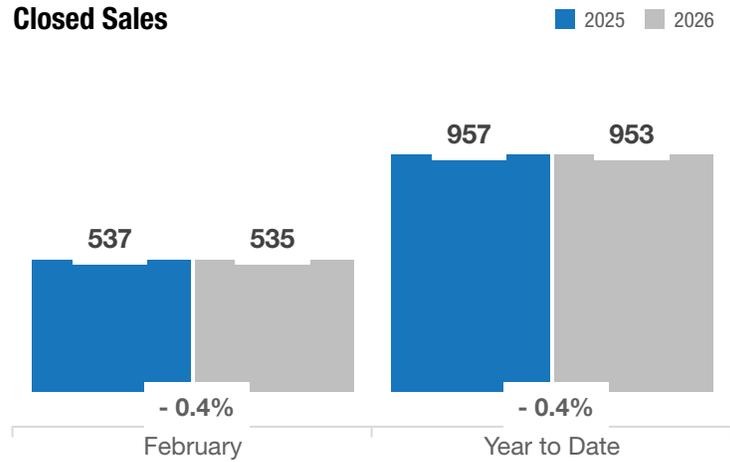
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 924       | 977       | + 5.7%   | 1,819        | 2,035       | + 11.9%  |
| Closed Sales                 | 537       | 535       | - 0.4%   | 957          | 953         | - 0.4%   |
| Median Sales Price           | \$340,000 | \$340,000 | 0.0%     | \$340,000    | \$350,000   | + 2.9%   |
| Pct. of Orig. Price Received | 95.3%     | 94.8%     | - 0.5%   | 94.9%        | 94.6%       | - 0.3%   |
| Days on Market Until Sale    | 55        | 65        | + 18.2%  | 56           | 62          | + 10.7%  |
| Inventory of Homes for Sale  | 2,040     | 2,423     | + 18.8%  | —            | —           | —        |
| Months Supply of Inventory   | 3.3       | 3.8       | + 15.2%  | —            | —           | —        |

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### New Listings

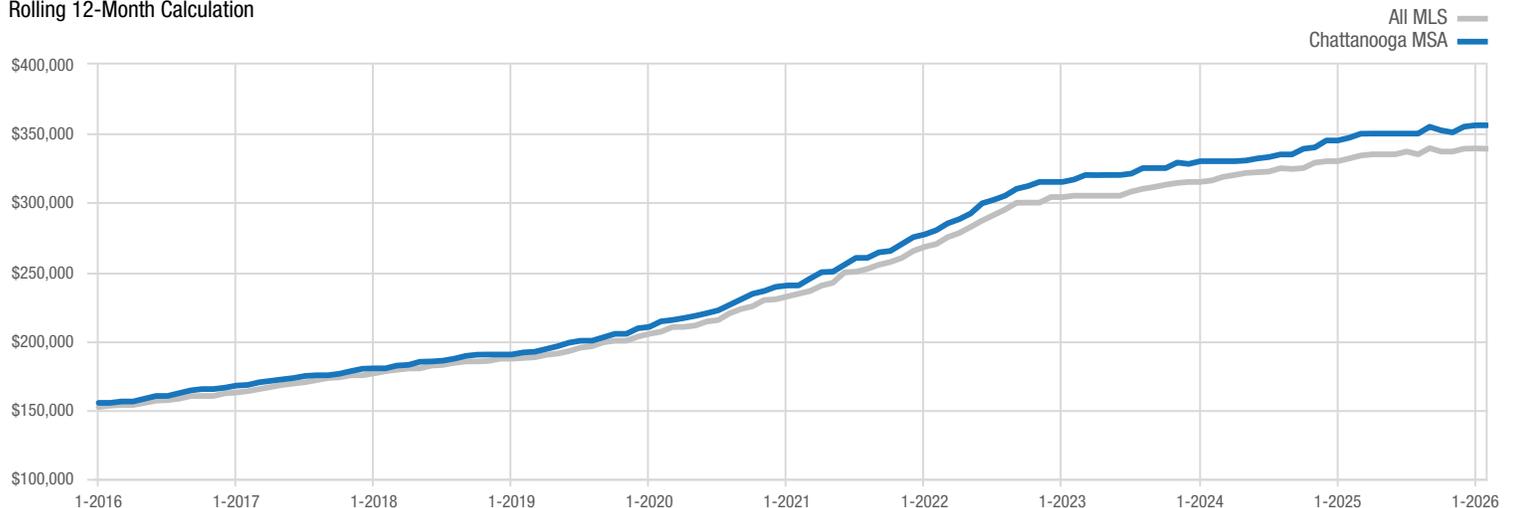


### Closed Sales



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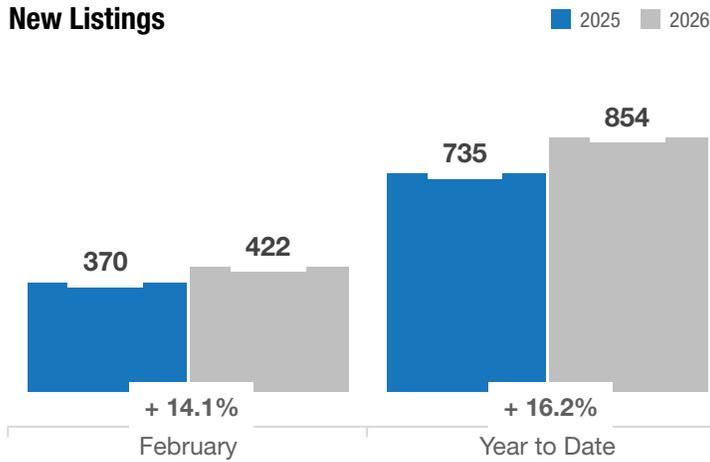
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## Chattanooga

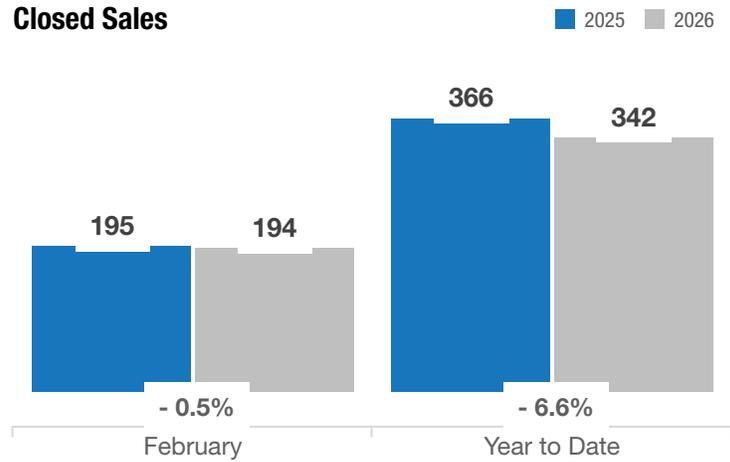
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 370       | 422       | + 14.1%  | 735          | 854         | + 16.2%  |
| Closed Sales                 | 195       | 194       | - 0.5%   | 366          | 342         | - 6.6%   |
| Median Sales Price           | \$335,000 | \$327,500 | - 2.2%   | \$335,000    | \$335,000   | 0.0%     |
| Pct. of Orig. Price Received | 94.9%     | 94.3%     | - 0.6%   | 94.4%        | 94.2%       | - 0.2%   |
| Days on Market Until Sale    | 49        | 61        | + 24.5%  | 51           | 59          | + 15.7%  |
| Inventory of Homes for Sale  | 772       | 961       | + 24.5%  | —            | —           | —        |
| Months Supply of Inventory   | 3.3       | 4.0       | + 21.2%  | —            | —           | —        |

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### New Listings

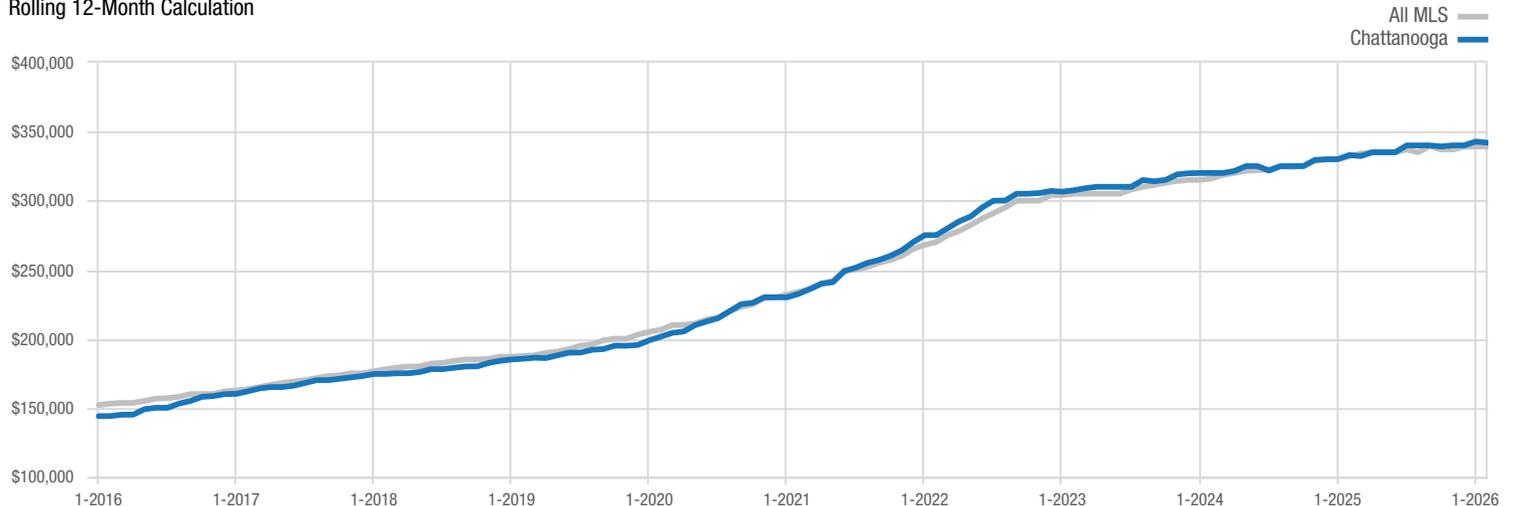


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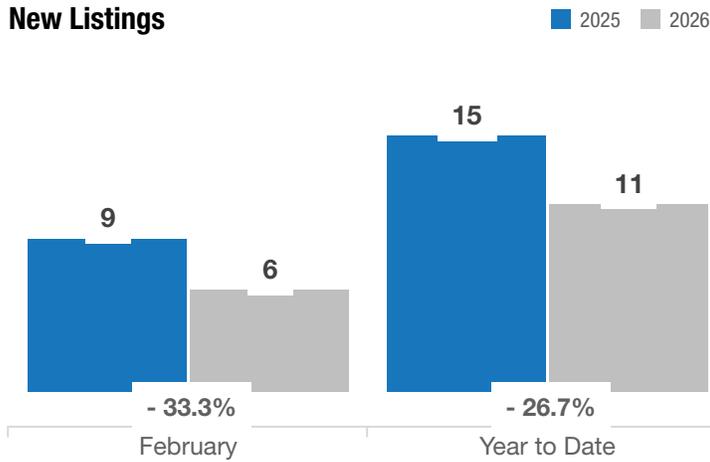


## Chattooga County

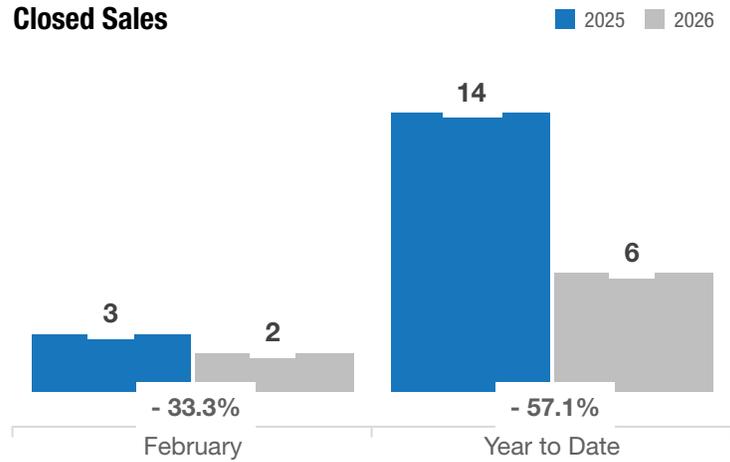
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 9         | 6         | - 33.3%  | 15           | 11          | - 26.7%  |
| Closed Sales                 | 3         | 2         | - 33.3%  | 14           | 6           | - 57.1%  |
| Median Sales Price           | \$177,000 | \$232,500 | + 31.4%  | \$171,000    | \$201,345   | + 17.7%  |
| Pct. of Orig. Price Received | 93.7%     | 98.9%     | + 5.5%   | 92.4%        | 92.1%       | - 0.3%   |
| Days on Market Until Sale    | 23        | 1         | - 95.7%  | 44           | 9           | - 79.5%  |
| Inventory of Homes for Sale  | 23        | 24        | + 4.3%   | —            | —           | —        |
| Months Supply of Inventory   | 3.6       | 5.3       | + 47.2%  | —            | —           | —        |

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### New Listings

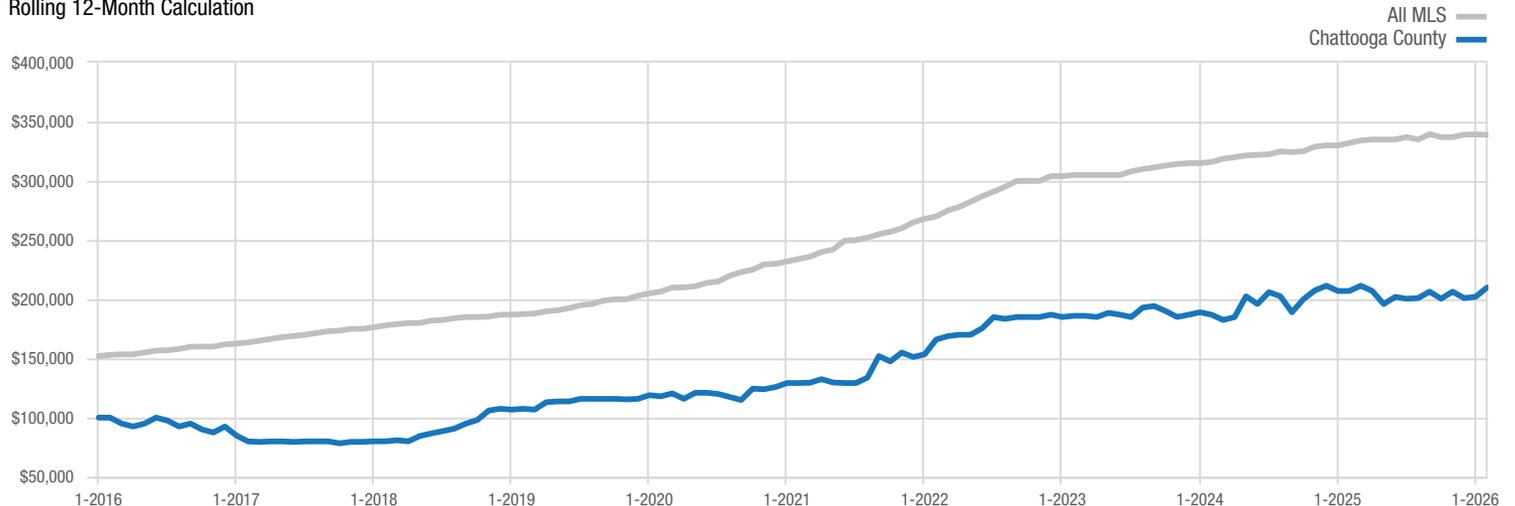


### Closed Sales



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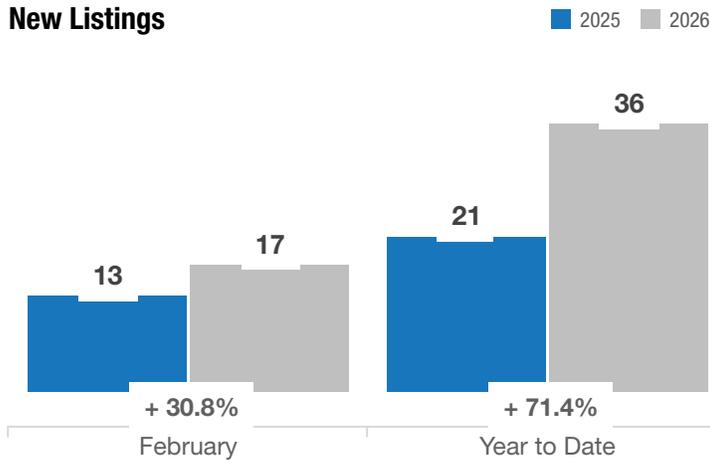
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## Collegedale

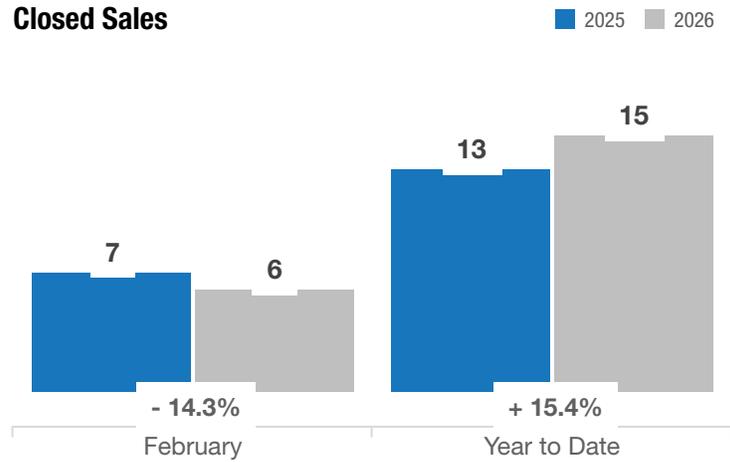
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 13        | 17        | + 30.8%  | 21           | 36          | + 71.4%  |
| Closed Sales                 | 7         | 6         | - 14.3%  | 13           | 15          | + 15.4%  |
| Median Sales Price           | \$450,280 | \$468,000 | + 3.9%   | \$447,500    | \$370,000   | - 17.3%  |
| Pct. of Orig. Price Received | 96.5%     | 97.1%     | + 0.6%   | 97.8%        | 94.0%       | - 3.9%   |
| Days on Market Until Sale    | 144       | 35        | - 75.7%  | 108          | 33          | - 69.4%  |
| Inventory of Homes for Sale  | 39        | 40        | + 2.6%   | —            | —           | —        |
| Months Supply of Inventory   | 5.0       | 3.9       | - 22.0%  | —            | —           | —        |

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### New Listings

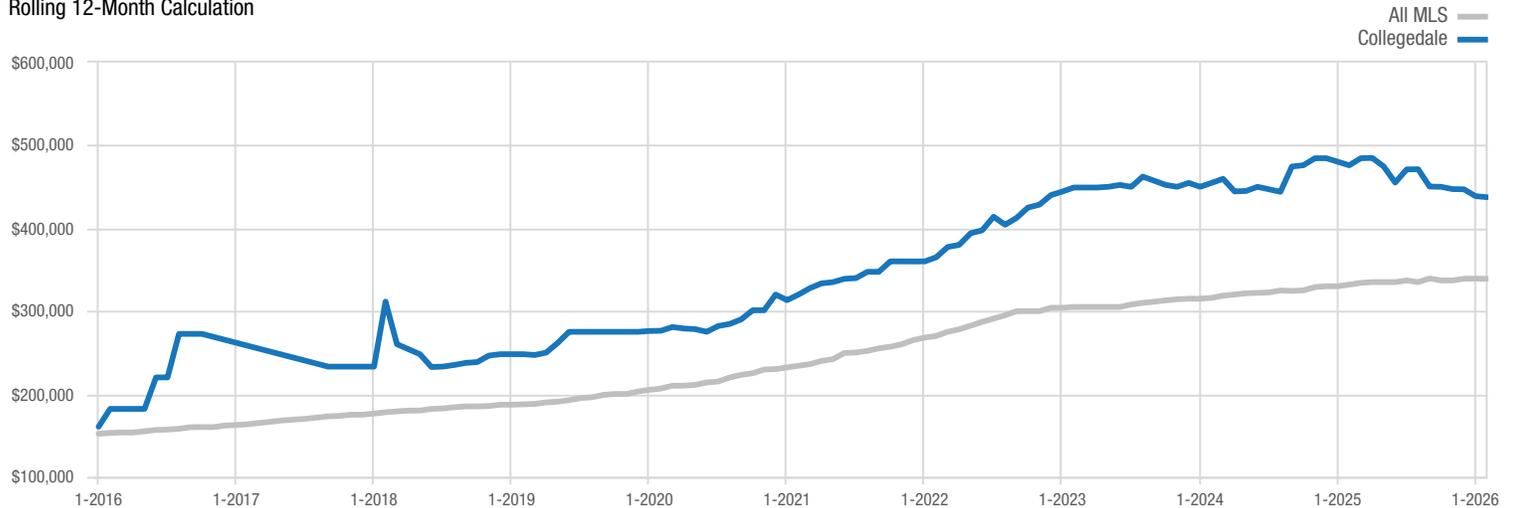


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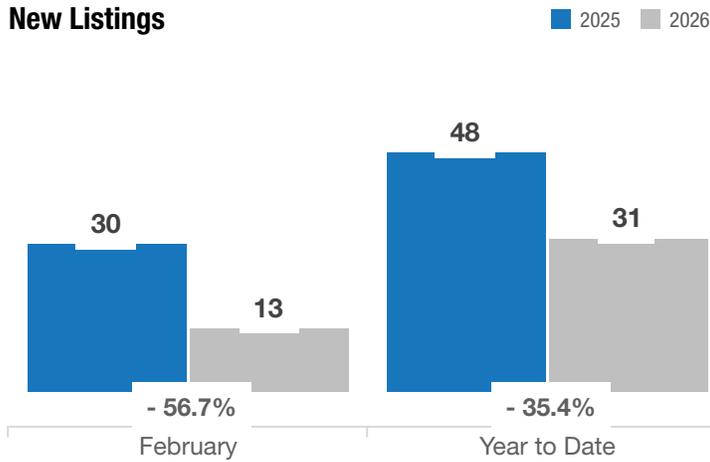
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## Dade County

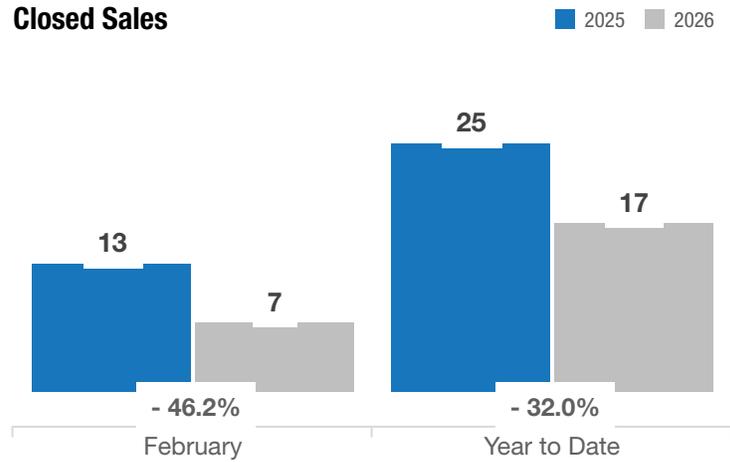
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|------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                              | 2025      | 2026             | % Change | Thru 2-2025  | Thru 2-2026      | % Change |
| New Listings                 | 30        | 13               | - 56.7%  | 48           | 31               | - 35.4%  |
| Closed Sales                 | 13        | 7                | - 46.2%  | 25           | 17               | - 32.0%  |
| Median Sales Price           | \$375,000 | <b>\$285,000</b> | - 24.0%  | \$310,000    | <b>\$244,900</b> | - 21.0%  |
| Pct. of Orig. Price Received | 95.6%     | <b>89.7%</b>     | - 6.2%   | 91.6%        | <b>93.0%</b>     | + 1.5%   |
| Days on Market Until Sale    | 52        | <b>71</b>        | + 36.5%  | 56           | <b>68</b>        | + 21.4%  |
| Inventory of Homes for Sale  | 60        | <b>58</b>        | - 3.3%   | —            | —                | —        |
| Months Supply of Inventory   | 4.7       | <b>4.4</b>       | - 6.4%   | —            | —                | —        |

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### New Listings

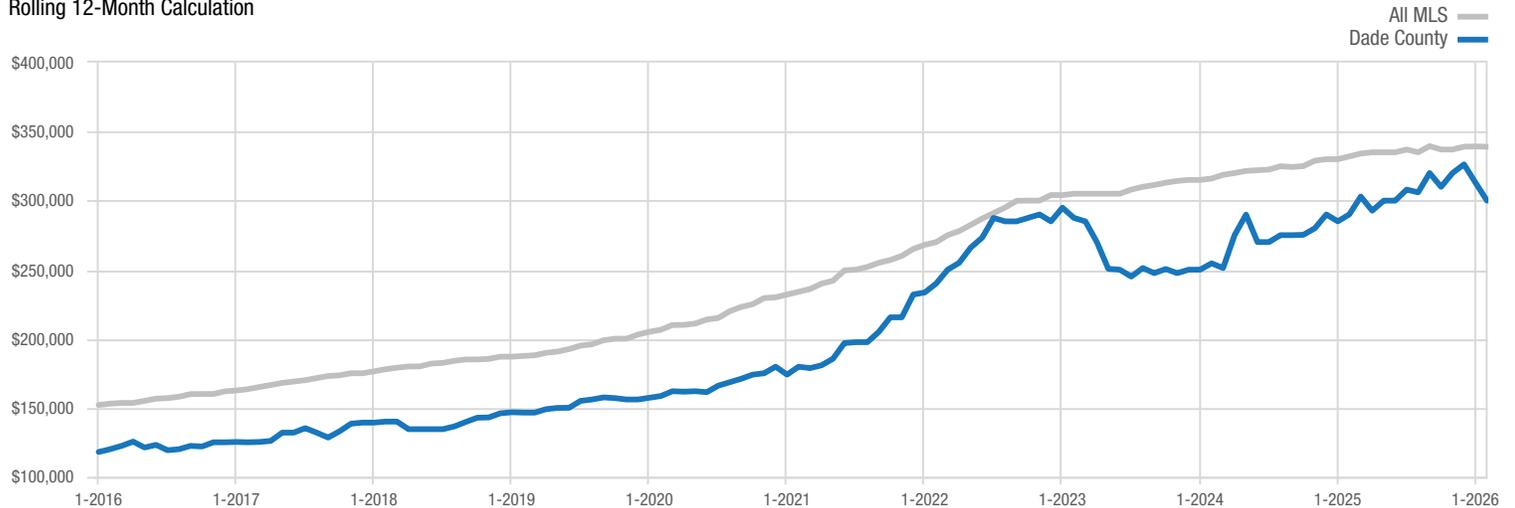


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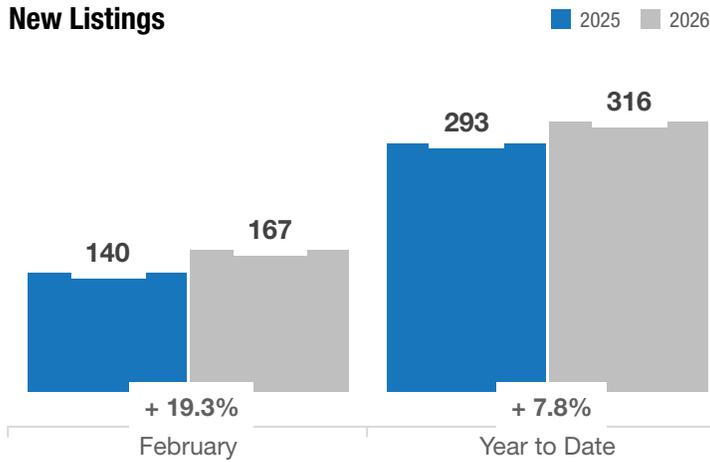
## Downtown Chattanooga

ZIP Codes: 37402, 37403, 37404, 37405, 37406, 37408 and 37450

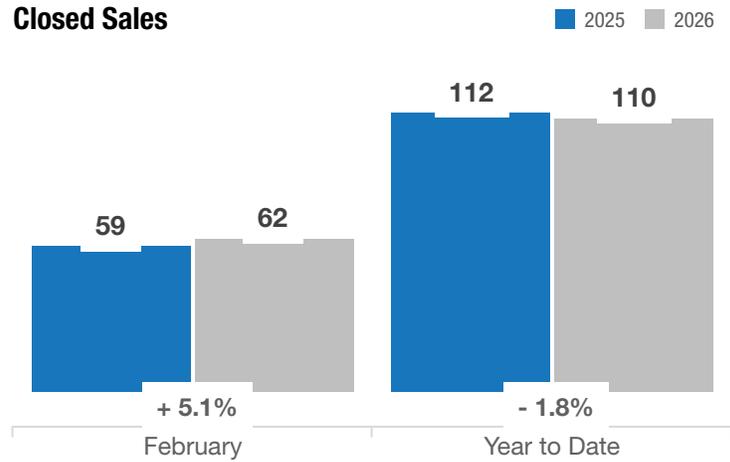
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 140       | 167       | + 19.3%  | 293          | 316         | + 7.8%   |
| Closed Sales                 | 59        | 62        | + 5.1%   | 112          | 110         | - 1.8%   |
| Median Sales Price           | \$327,900 | \$367,289 | + 12.0%  | \$326,450    | \$367,000   | + 12.4%  |
| Pct. of Orig. Price Received | 92.8%     | 93.8%     | + 1.1%   | 93.2%        | 93.7%       | + 0.5%   |
| Days on Market Until Sale    | 63        | 77        | + 22.2%  | 60           | 70          | + 16.7%  |
| Inventory of Homes for Sale  | 329       | 373       | + 13.4%  | —            | —           | —        |
| Months Supply of Inventory   | 4.4       | 4.7       | + 6.8%   | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

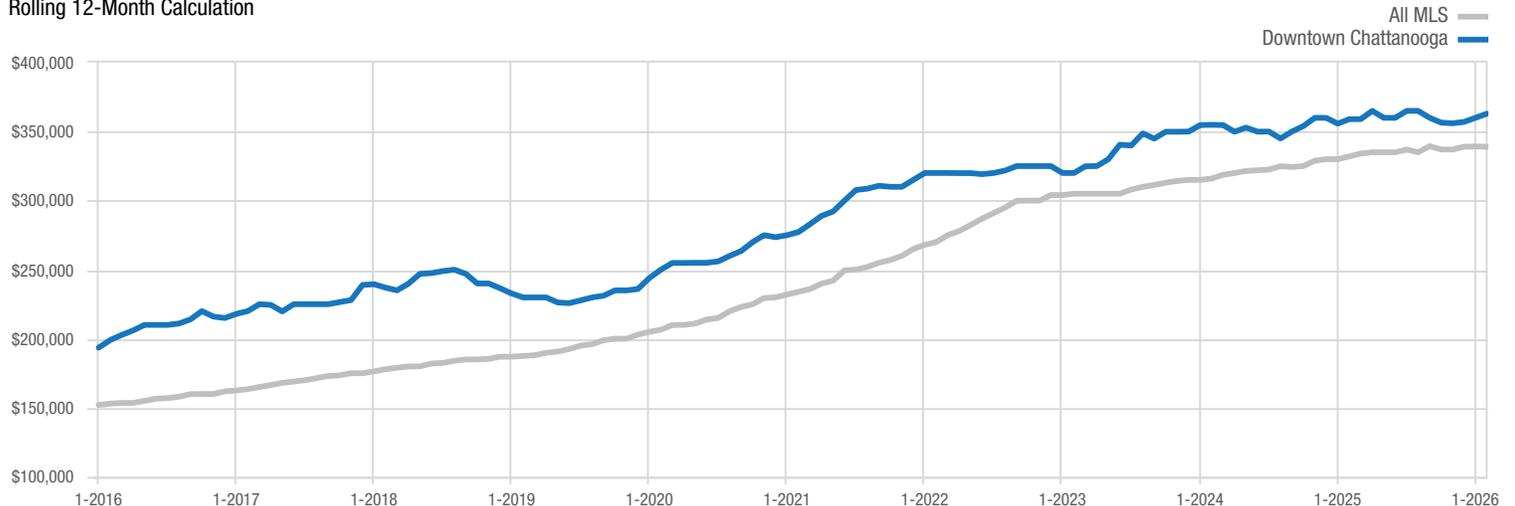


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – February 2026

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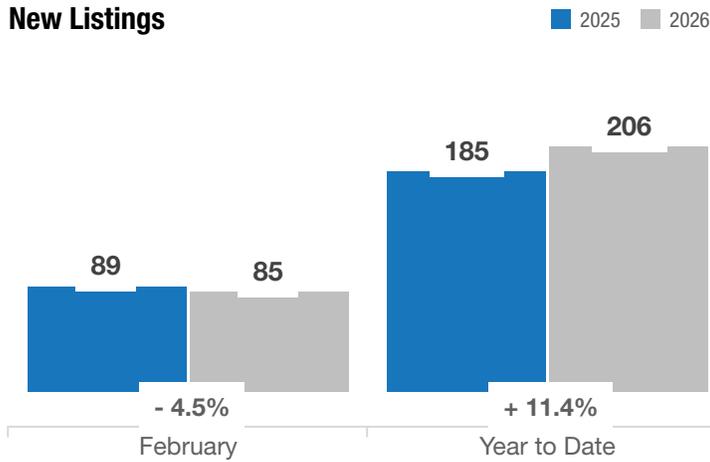
## East Brainerd

Includes the Cromwell, Dalewood, Eastdale & Tyner Communities

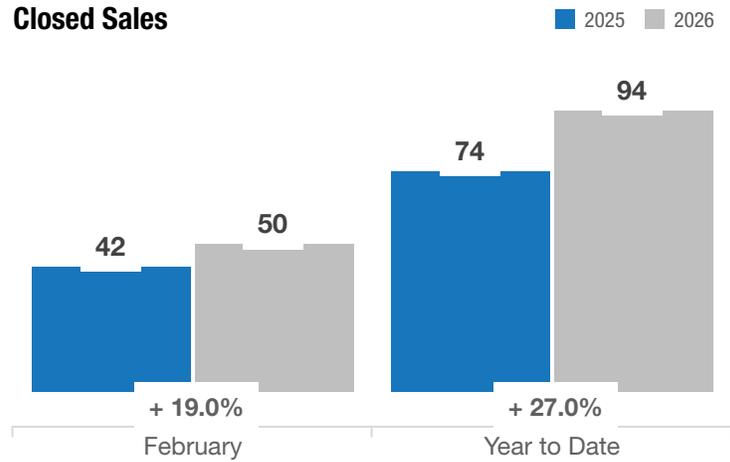
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 89        | 85        | - 4.5%   | 185          | 206         | + 11.4%  |
| Closed Sales                 | 42        | 50        | + 19.0%  | 74           | 94          | + 27.0%  |
| Median Sales Price           | \$405,000 | \$339,900 | - 16.1%  | \$417,450    | \$362,500   | - 13.2%  |
| Pct. of Orig. Price Received | 97.4%     | 95.1%     | - 2.4%   | 95.7%        | 95.1%       | - 0.6%   |
| Days on Market Until Sale    | 42        | 52        | + 23.8%  | 50           | 52          | + 4.0%   |
| Inventory of Homes for Sale  | 172       | 235       | + 36.6%  | —            | —           | —        |
| Months Supply of Inventory   | 3.6       | 4.2       | + 16.7%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

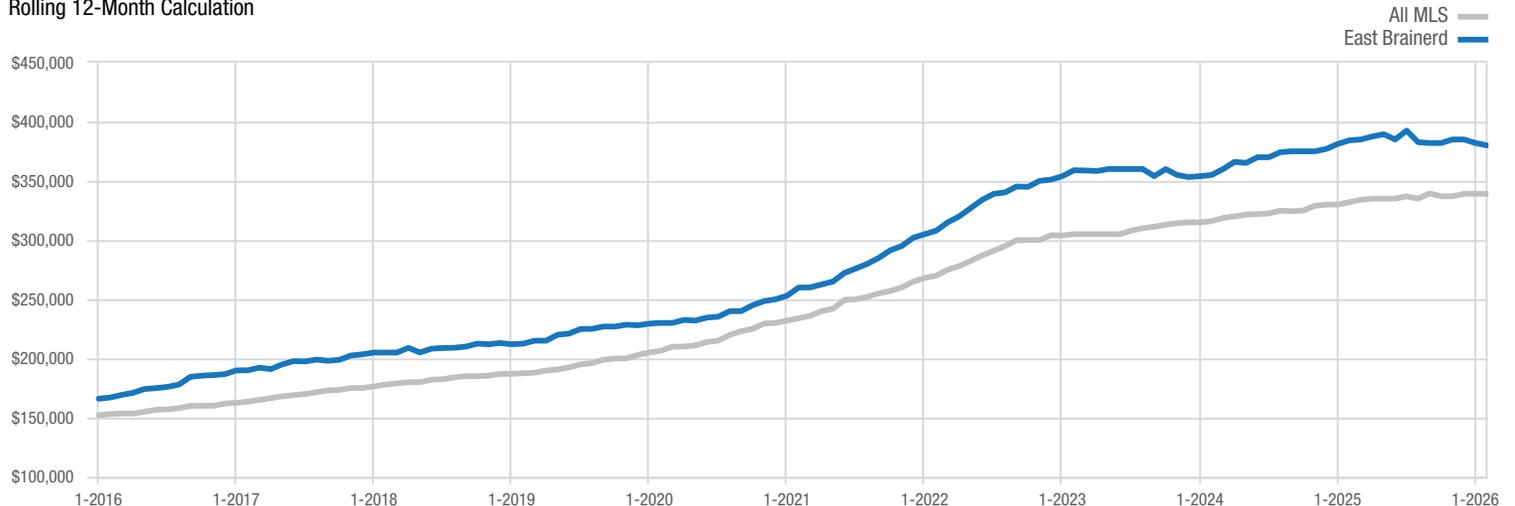


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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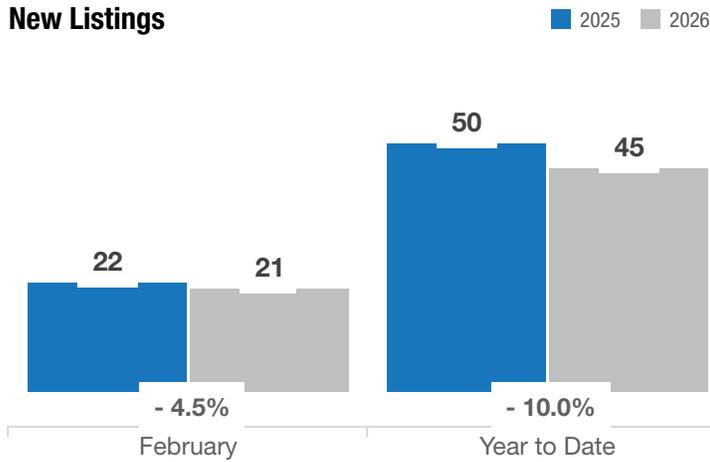
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## East Ridge

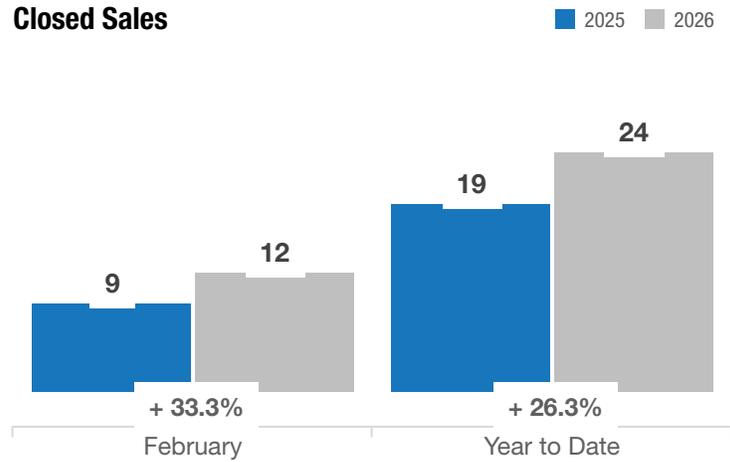
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 22        | 21        | - 4.5%   | 50           | 45          | - 10.0%  |
| Closed Sales                 | 9         | 12        | + 33.3%  | 19           | 24          | + 26.3%  |
| Median Sales Price           | \$230,000 | \$273,750 | + 19.0%  | \$233,000    | \$285,000   | + 22.3%  |
| Pct. of Orig. Price Received | 98.5%     | 96.8%     | - 1.7%   | 95.5%        | 95.6%       | + 0.1%   |
| Days on Market Until Sale    | 51        | 54        | + 5.9%   | 45           | 61          | + 35.6%  |
| Inventory of Homes for Sale  | 43        | 56        | + 30.2%  | —            | —           | —        |
| Months Supply of Inventory   | 2.2       | 3.8       | + 72.7%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

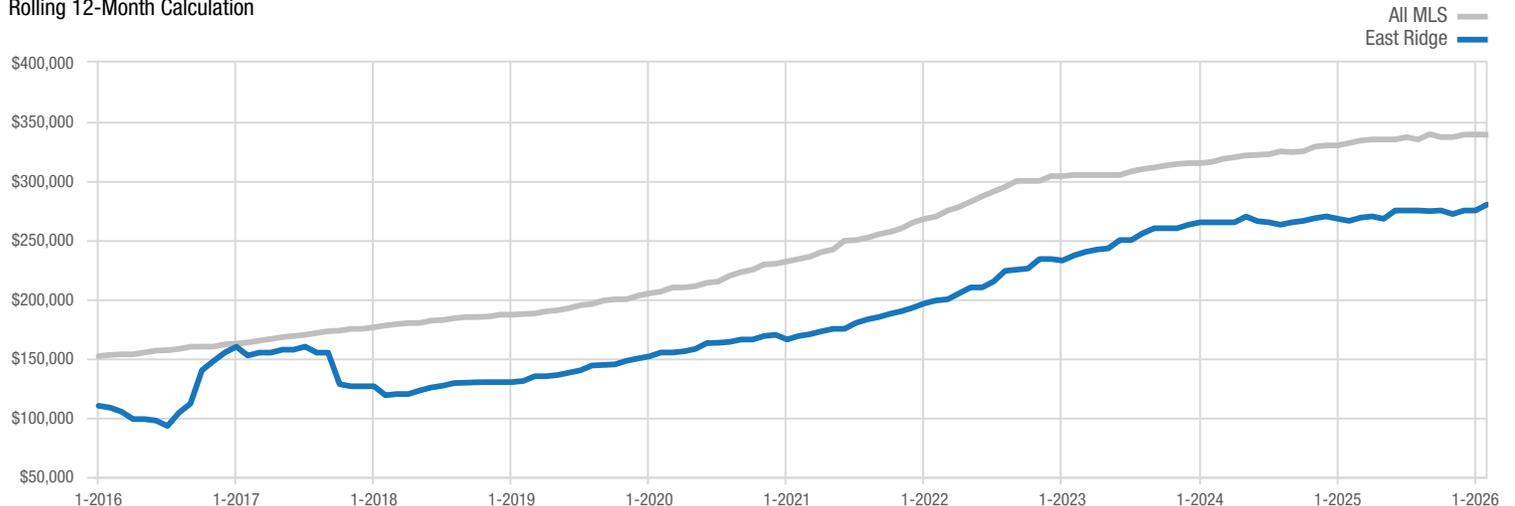


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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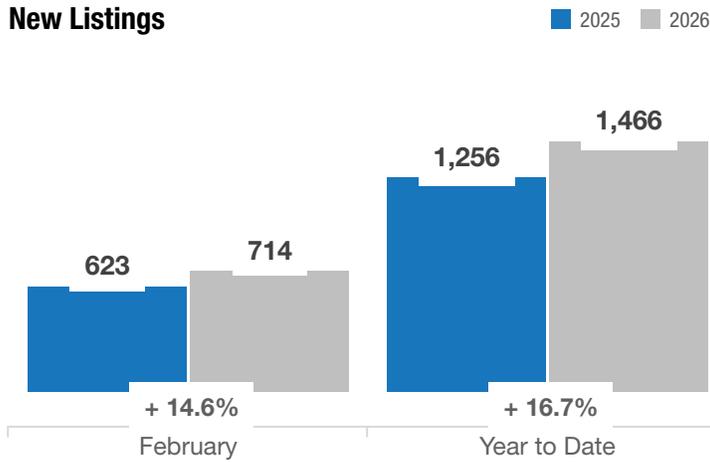
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## Hamilton County

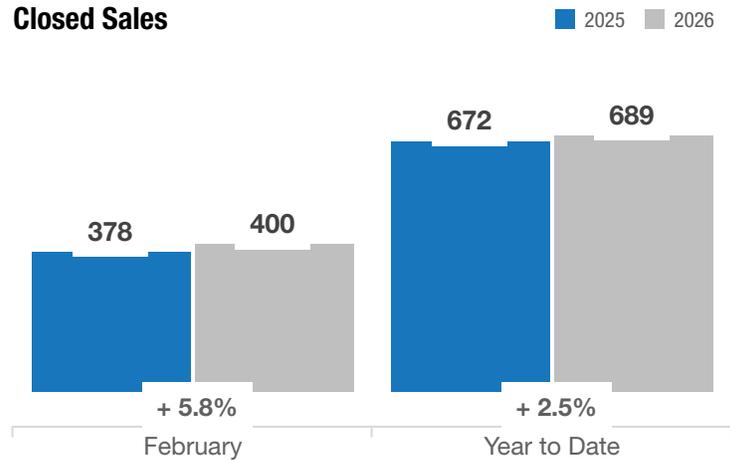
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 623       | 714       | + 14.6%  | 1,256        | 1,466       | + 16.7%  |
| Closed Sales                 | 378       | 400       | + 5.8%   | 672          | 689         | + 2.5%   |
| Median Sales Price           | \$385,000 | \$379,188 | - 1.5%   | \$380,000    | \$380,000   | 0.0%     |
| Pct. of Orig. Price Received | 95.3%     | 95.0%     | - 0.3%   | 95.0%        | 94.8%       | - 0.2%   |
| Days on Market Until Sale    | 52        | 64        | + 23.1%  | 54           | 61          | + 13.0%  |
| Inventory of Homes for Sale  | 1,339     | 1,649     | + 23.2%  | —            | —           | —        |
| Months Supply of Inventory   | 3.1       | 3.6       | + 16.1%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

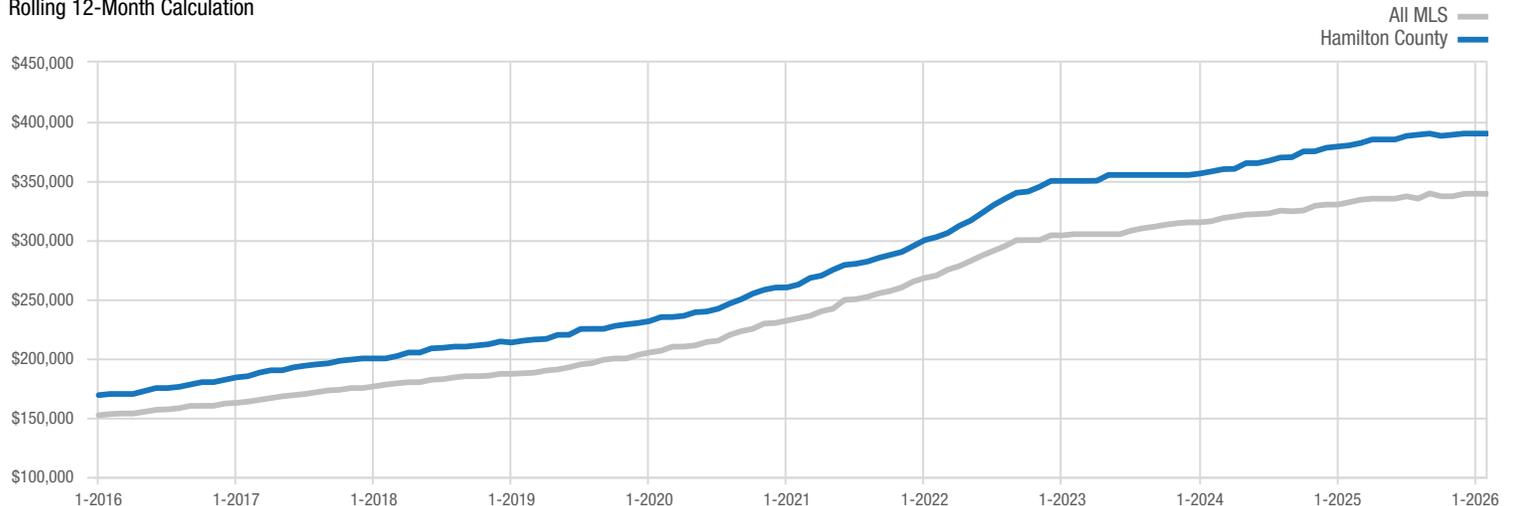


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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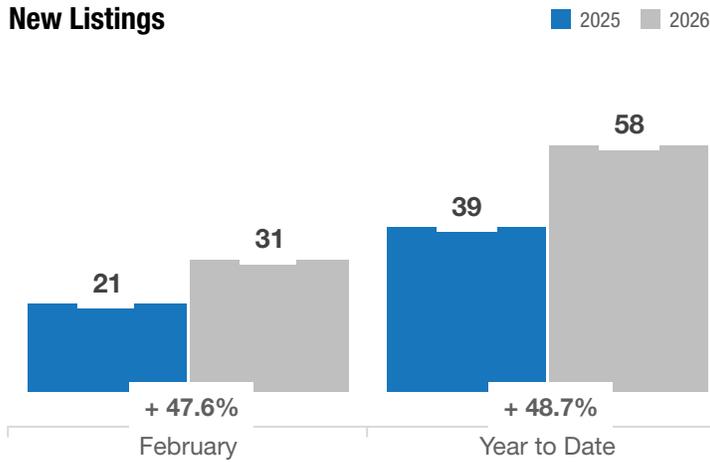
## Harrison / Georgetown

ZIP Codes: 37341 and 37308

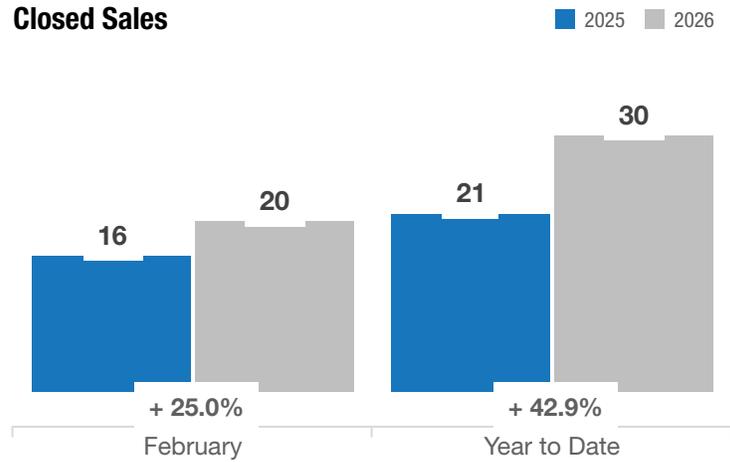
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 21        | 31        | + 47.6%  | 39           | 58          | + 48.7%  |
| Closed Sales                 | 16        | 20        | + 25.0%  | 21           | 30          | + 42.9%  |
| Median Sales Price           | \$399,500 | \$349,500 | - 12.5%  | \$399,000    | \$360,000   | - 9.8%   |
| Pct. of Orig. Price Received | 94.2%     | 92.4%     | - 1.9%   | 94.4%        | 93.0%       | - 1.5%   |
| Days on Market Until Sale    | 85        | 68        | - 20.0%  | 87           | 61          | - 29.9%  |
| Inventory of Homes for Sale  | 39        | 69        | + 76.9%  | —            | —           | —        |
| Months Supply of Inventory   | 2.4       | 4.3       | + 79.2%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

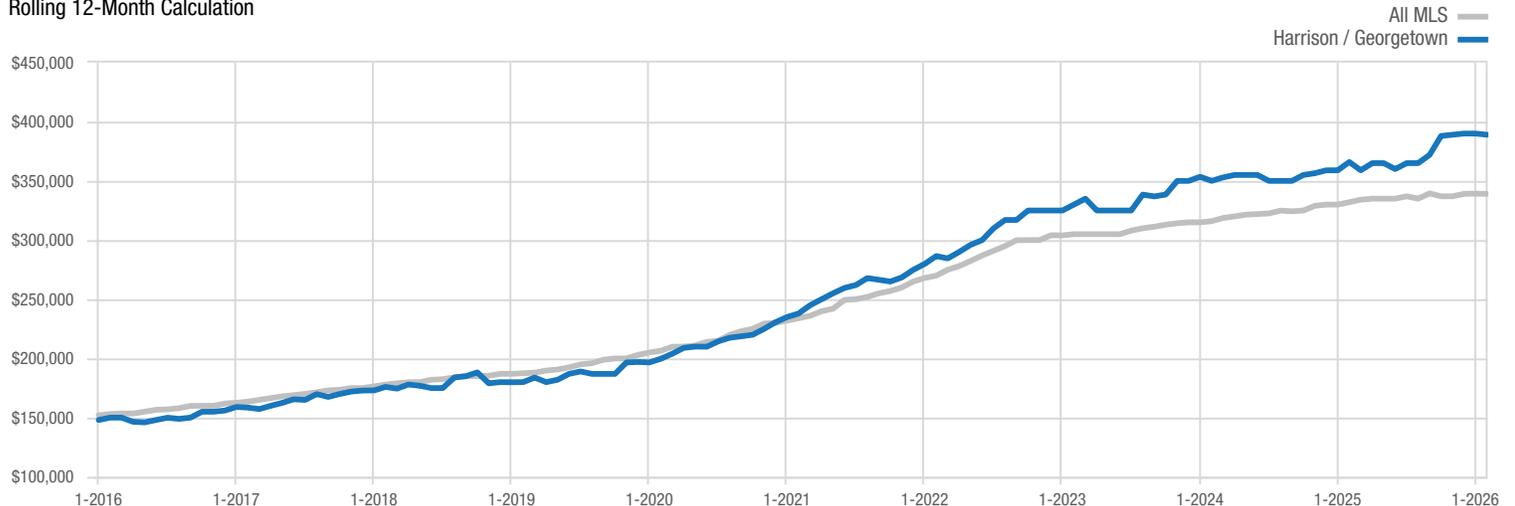


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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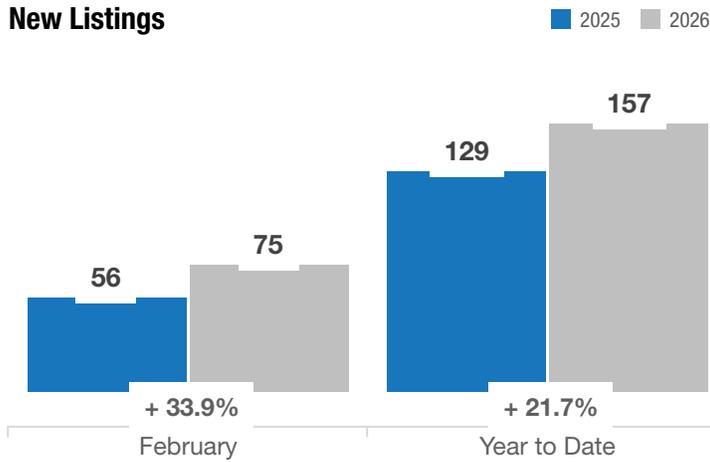
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## Hixson

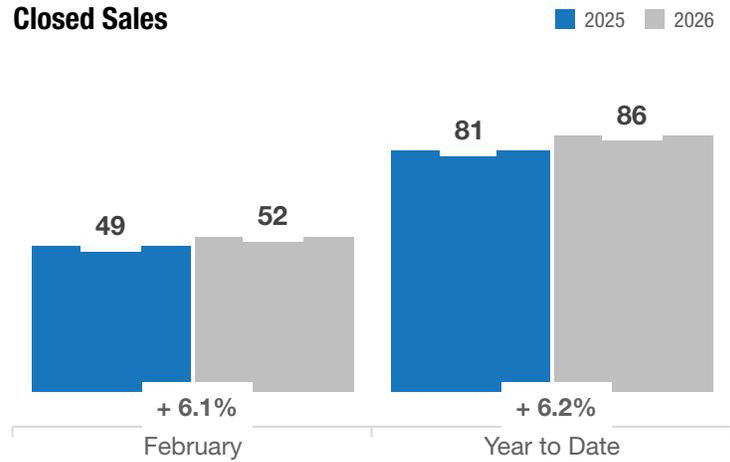
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 56        | 75        | + 33.9%  | 129          | 157         | + 21.7%  |
| Closed Sales                 | 49        | 52        | + 6.1%   | 81           | 86          | + 6.2%   |
| Median Sales Price           | \$396,450 | \$387,500 | - 2.3%   | \$387,500    | \$387,500   | 0.0%     |
| Pct. of Orig. Price Received | 97.8%     | 96.5%     | - 1.3%   | 97.5%        | 95.7%       | - 1.8%   |
| Days on Market Until Sale    | 38        | 54        | + 42.1%  | 39           | 55          | + 41.0%  |
| Inventory of Homes for Sale  | 100       | 130       | + 30.0%  | —            | —           | —        |
| Months Supply of Inventory   | 2.0       | 2.3       | + 15.0%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

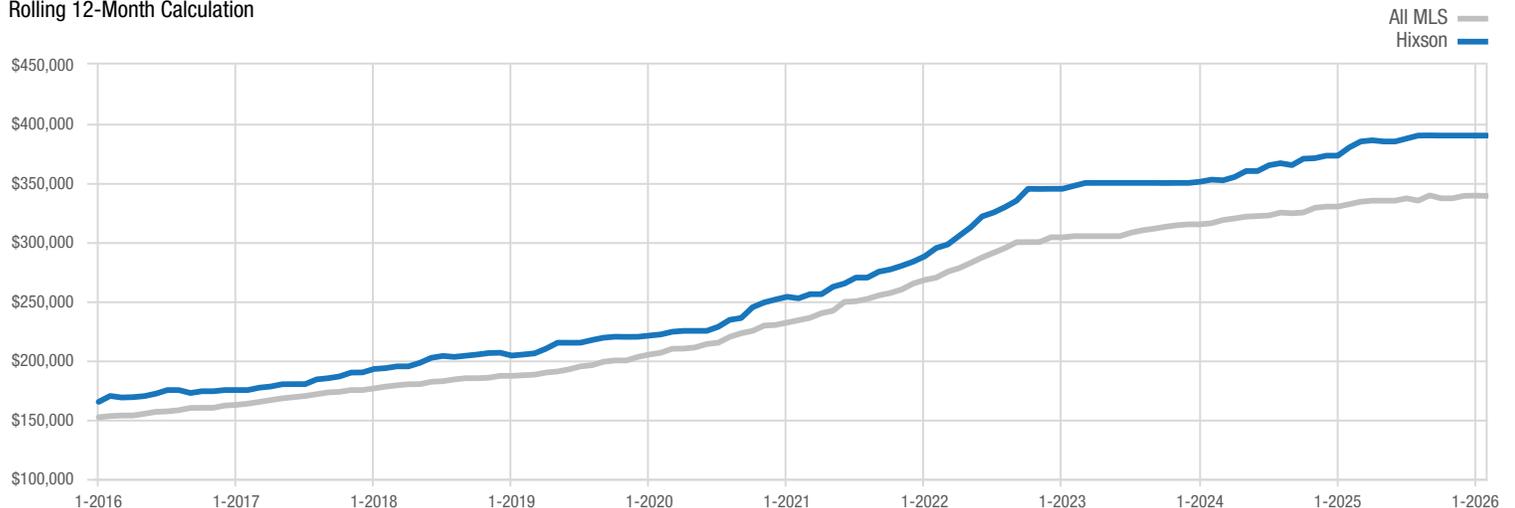


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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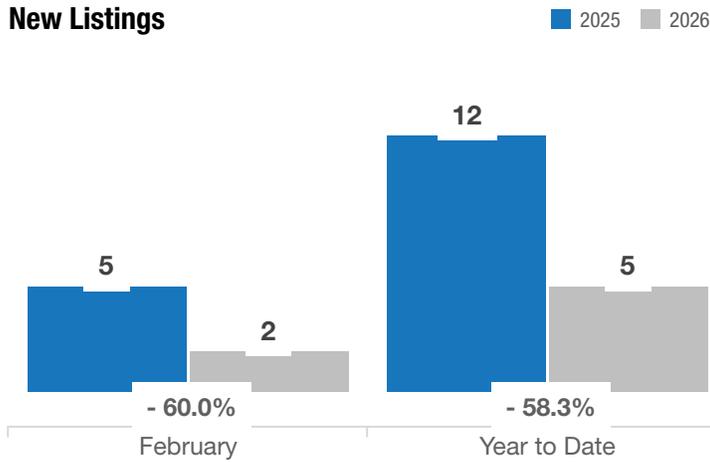
## Lookout Mountain

Hamilton County Only

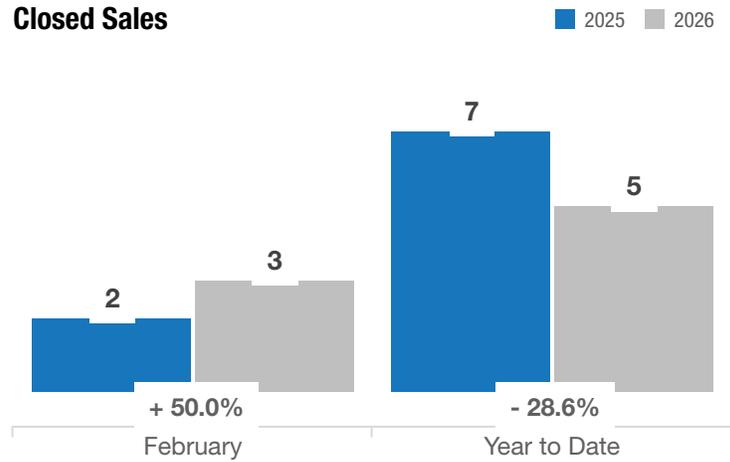
| Key Metrics                  | February    |             |          | Year to Date |             |          |
|------------------------------|-------------|-------------|----------|--------------|-------------|----------|
|                              | 2025        | 2026        | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 5           | 2           | - 60.0%  | 12           | 5           | - 58.3%  |
| Closed Sales                 | 2           | 3           | + 50.0%  | 7            | 5           | - 28.6%  |
| Median Sales Price           | \$1,000,000 | \$1,055,256 | + 5.5%   | \$895,000    | \$1,055,256 | + 17.9%  |
| Pct. of Orig. Price Received | 96.5%       | 104.0%      | + 7.8%   | 91.6%        | 102.4%      | + 11.8%  |
| Days on Market Until Sale    | 6           | 49          | + 716.7% | 63           | 29          | - 54.0%  |
| Inventory of Homes for Sale  | 9           | 2           | - 77.8%  | —            | —           | —        |
| Months Supply of Inventory   | 2.3         | 0.6         | - 73.9%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

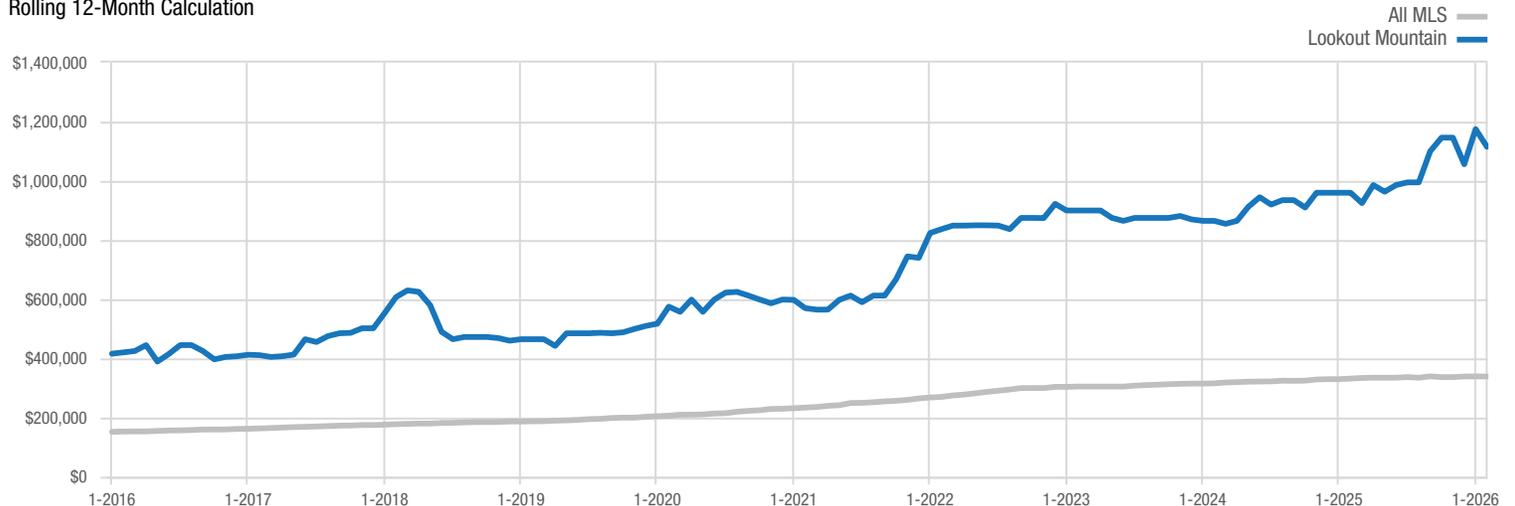


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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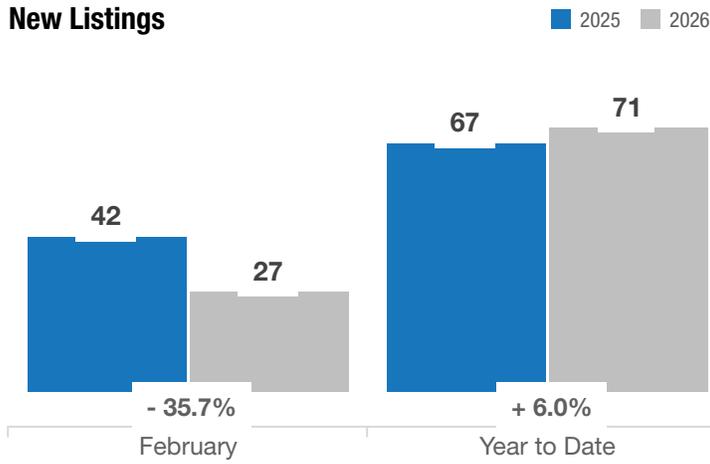
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## Marion County

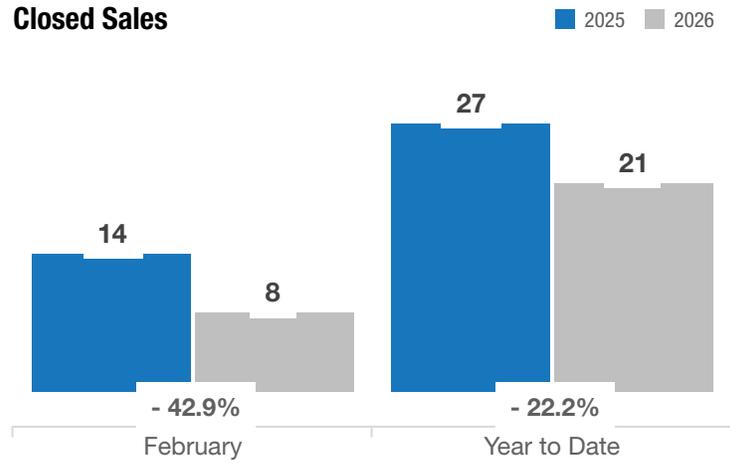
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 42        | 27        | - 35.7%  | 67           | 71          | + 6.0%   |
| Closed Sales                 | 14        | 8         | - 42.9%  | 27           | 21          | - 22.2%  |
| Median Sales Price           | \$410,876 | \$236,000 | - 42.6%  | \$285,000    | \$264,000   | - 7.4%   |
| Pct. of Orig. Price Received | 94.8%     | 97.6%     | + 3.0%   | 93.4%        | 93.4%       | 0.0%     |
| Days on Market Until Sale    | 76        | 76        | 0.0%     | 75           | 65          | - 13.3%  |
| Inventory of Homes for Sale  | 81        | 123       | + 51.9%  | —            | —           | —        |
| Months Supply of Inventory   | 4.0       | 6.6       | + 65.0%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

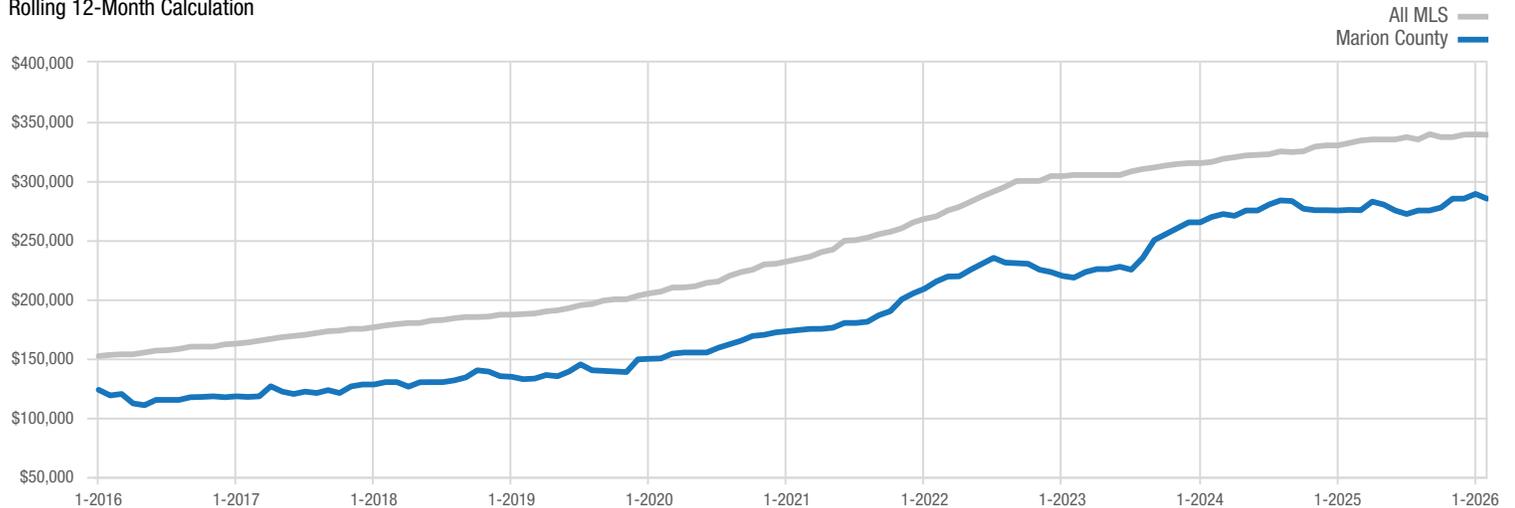


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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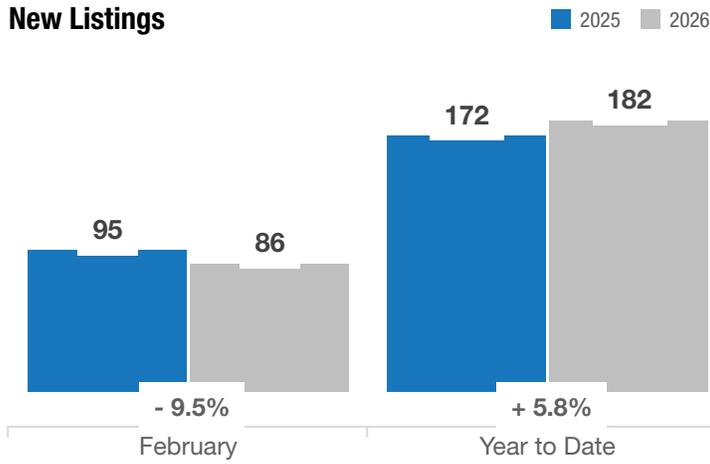
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## Ooltewah

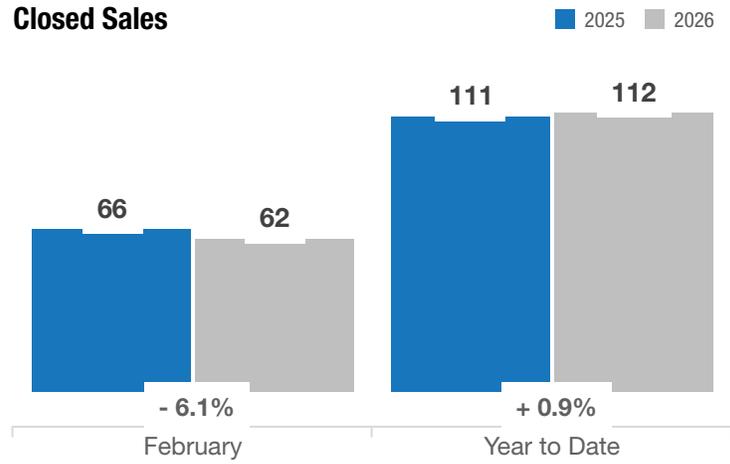
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 95        | 86        | - 9.5%   | 172          | 182         | + 5.8%   |
| Closed Sales                 | 66        | 62        | - 6.1%   | 111          | 112         | + 0.9%   |
| Median Sales Price           | \$438,190 | \$418,698 | - 4.4%   | \$421,385    | \$412,688   | - 2.1%   |
| Pct. of Orig. Price Received | 96.0%     | 97.8%     | + 1.9%   | 95.8%        | 97.1%       | + 1.4%   |
| Days on Market Until Sale    | 65        | 69        | + 6.2%   | 69           | 66          | - 4.3%   |
| Inventory of Homes for Sale  | 225       | 247       | + 9.8%   | —            | —           | —        |
| Months Supply of Inventory   | 3.2       | 3.7       | + 15.6%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

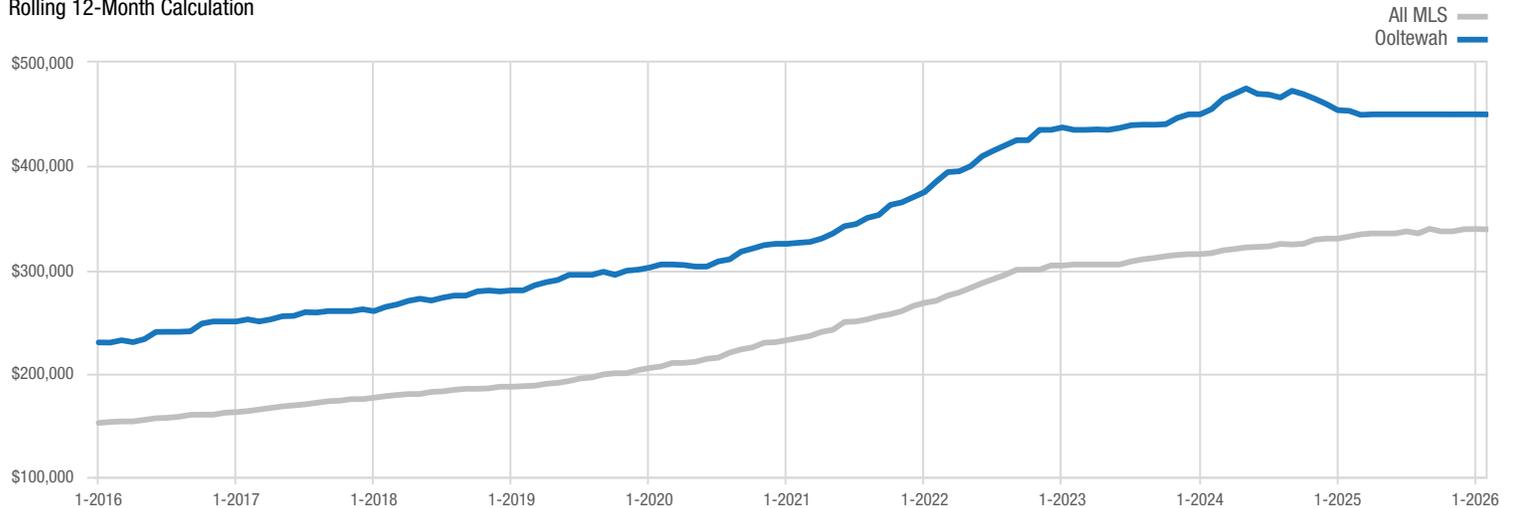


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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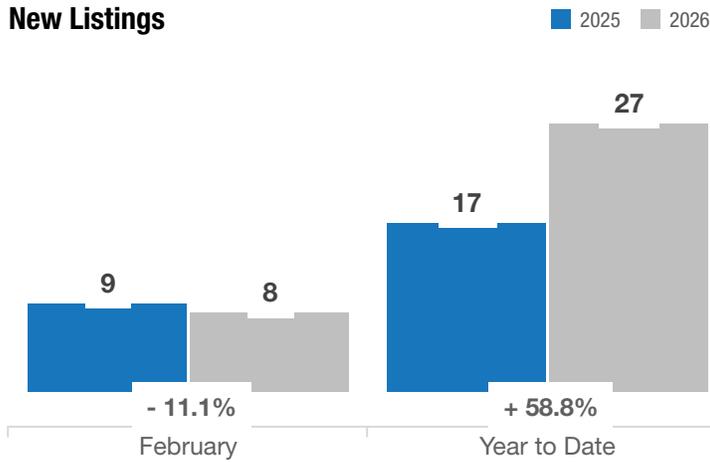
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## Red Bank

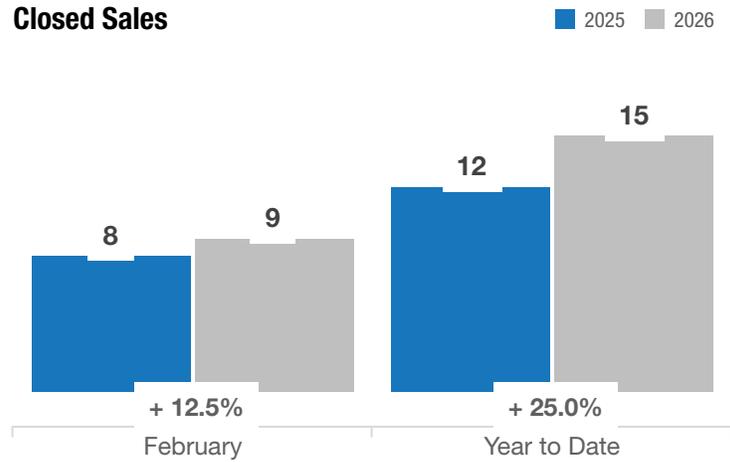
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 9         | 8         | - 11.1%  | 17           | 27          | + 58.8%  |
| Closed Sales                 | 8         | 9         | + 12.5%  | 12           | 15          | + 25.0%  |
| Median Sales Price           | \$414,000 | \$335,000 | - 19.1%  | \$382,500    | \$345,500   | - 9.7%   |
| Pct. of Orig. Price Received | 95.7%     | 98.3%     | + 2.7%   | 94.9%        | 99.3%       | + 4.6%   |
| Days on Market Until Sale    | 46        | 25        | - 45.7%  | 50           | 40          | - 20.0%  |
| Inventory of Homes for Sale  | 21        | 24        | + 14.3%  | —            | —           | —        |
| Months Supply of Inventory   | 1.7       | 2.4       | + 41.2%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

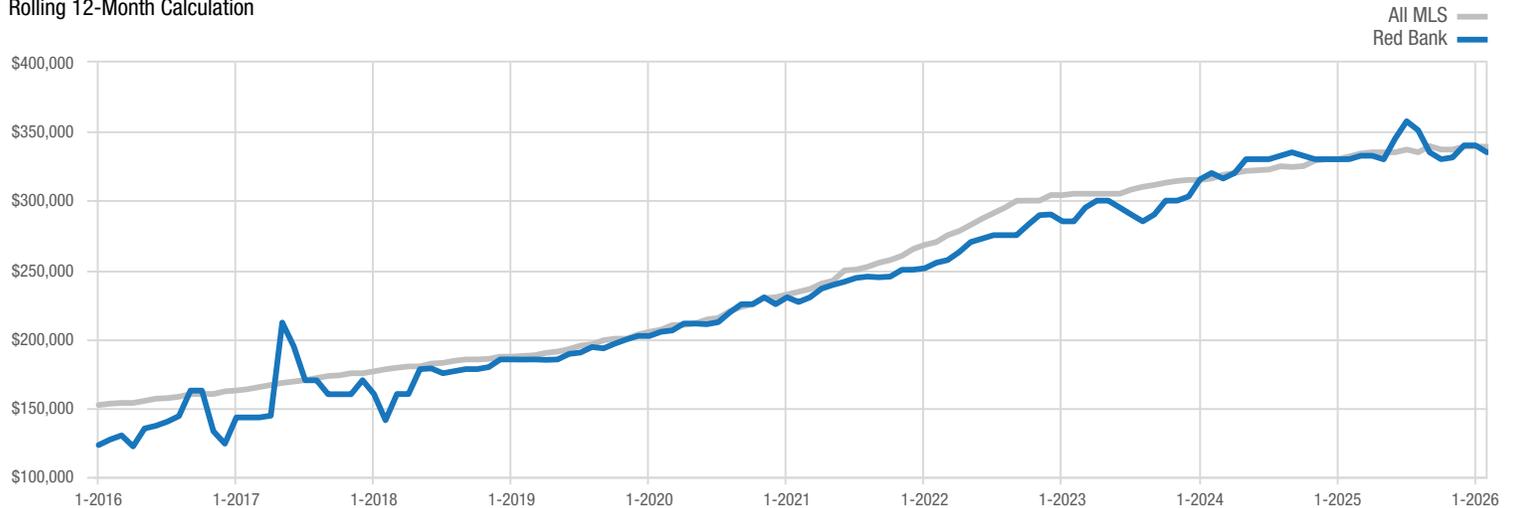


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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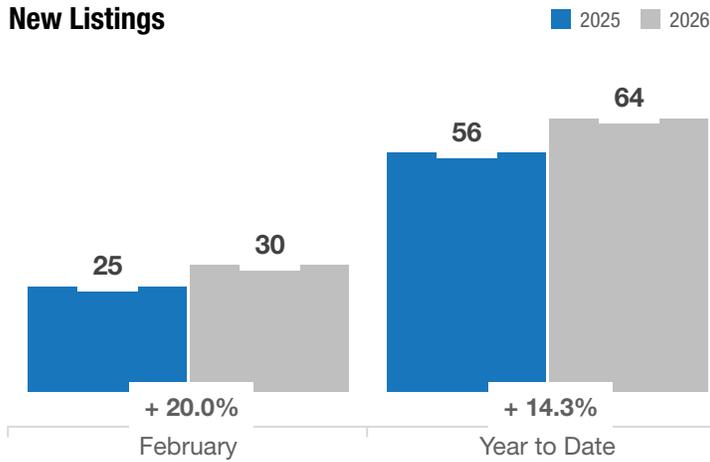
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## Rhea County

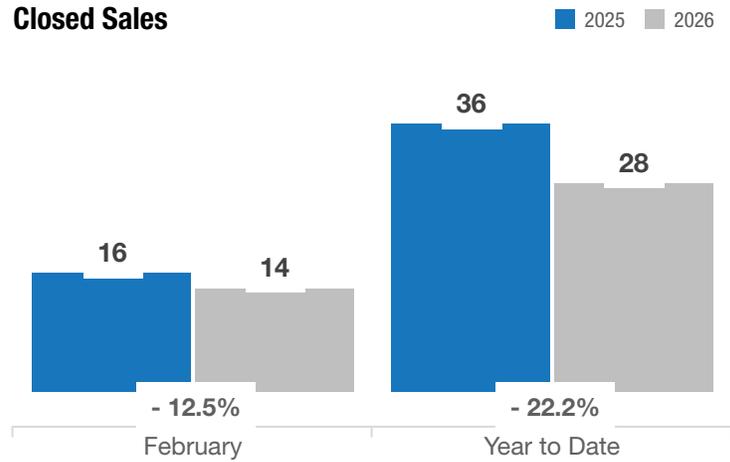
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 25        | 30        | + 20.0%  | 56           | 64          | + 14.3%  |
| Closed Sales                 | 16        | 14        | - 12.5%  | 36           | 28          | - 22.2%  |
| Median Sales Price           | \$270,000 | \$277,450 | + 2.8%   | \$314,520    | \$258,500   | - 17.8%  |
| Pct. of Orig. Price Received | 93.9%     | 90.3%     | - 3.8%   | 93.1%        | 88.5%       | - 4.9%   |
| Days on Market Until Sale    | 61        | 99        | + 62.3%  | 68           | 99          | + 45.6%  |
| Inventory of Homes for Sale  | 65        | 84        | + 29.2%  | —            | —           | —        |
| Months Supply of Inventory   | 3.0       | 4.1       | + 36.7%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

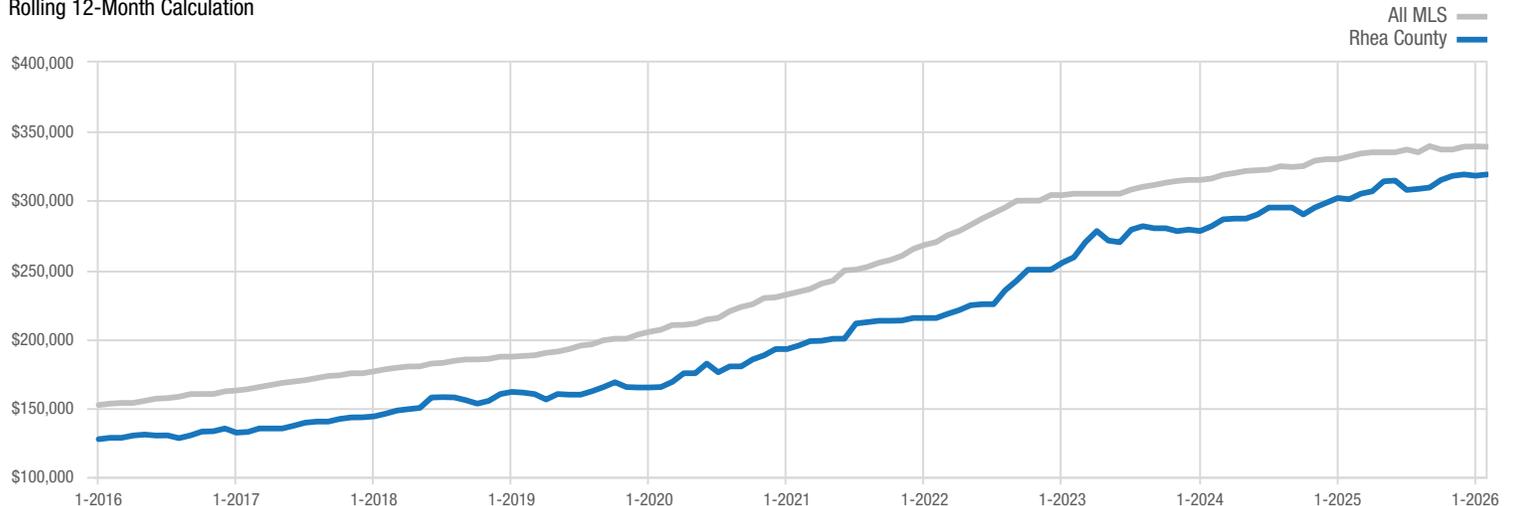


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – February 2026

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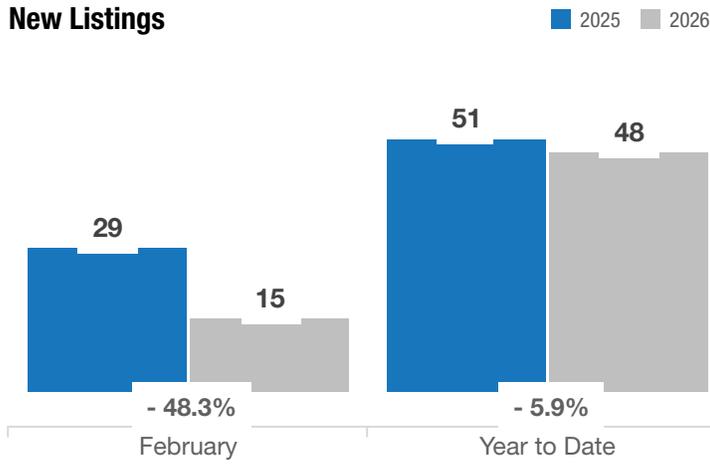
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## Sequatchie County

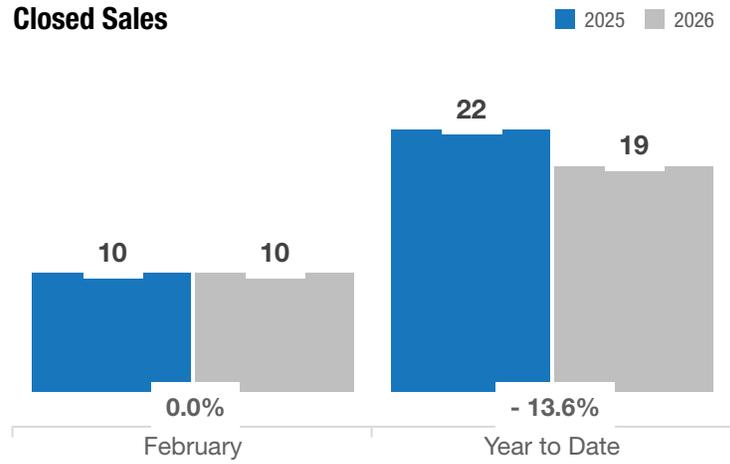
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 29        | 15        | - 48.3%  | 51           | 48          | - 5.9%   |
| Closed Sales                 | 10        | 10        | 0.0%     | 22           | 19          | - 13.6%  |
| Median Sales Price           | \$239,500 | \$370,000 | + 54.5%  | \$259,989    | \$395,000   | + 51.9%  |
| Pct. of Orig. Price Received | 94.4%     | 91.3%     | - 3.3%   | 94.6%        | 91.7%       | - 3.1%   |
| Days on Market Until Sale    | 43        | 72        | + 67.4%  | 56           | 72          | + 28.6%  |
| Inventory of Homes for Sale  | 81        | 87        | + 7.4%   | —            | —           | —        |
| Months Supply of Inventory   | 5.7       | 5.3       | - 7.0%   | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

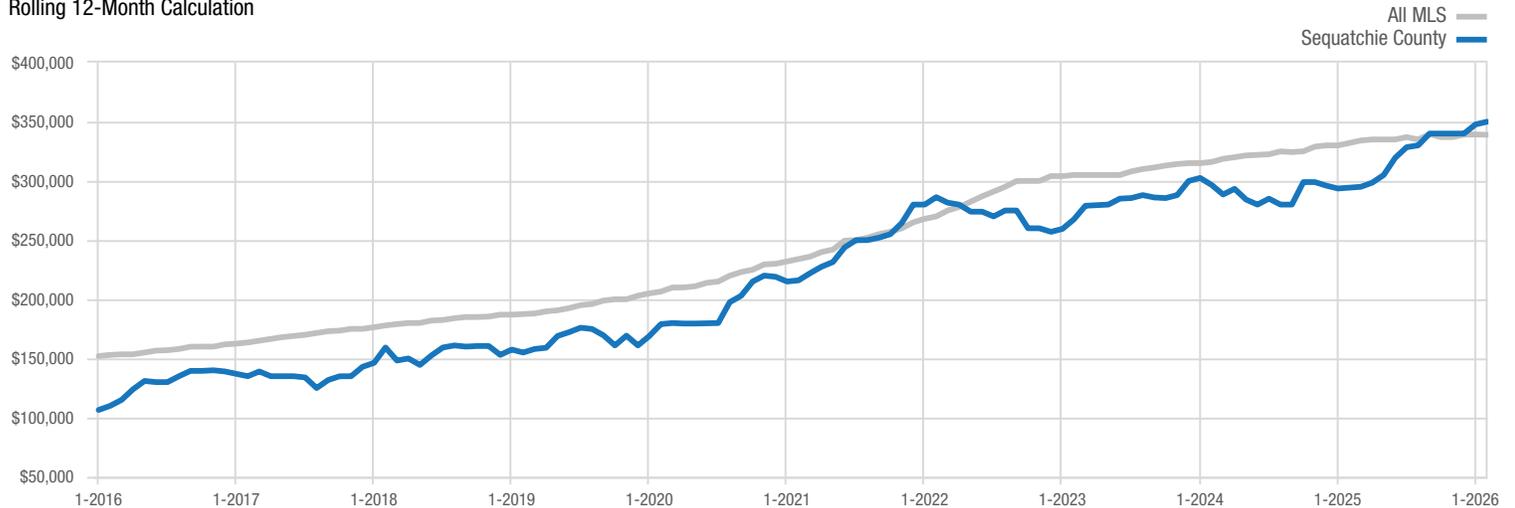


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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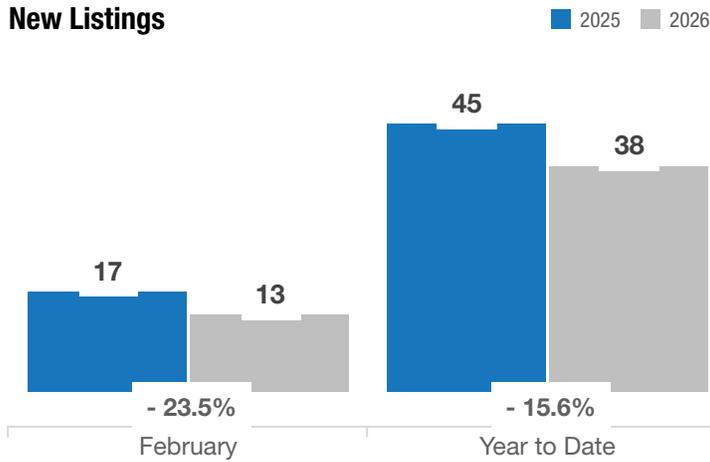
## Signal Mountain

Hamilton County Only

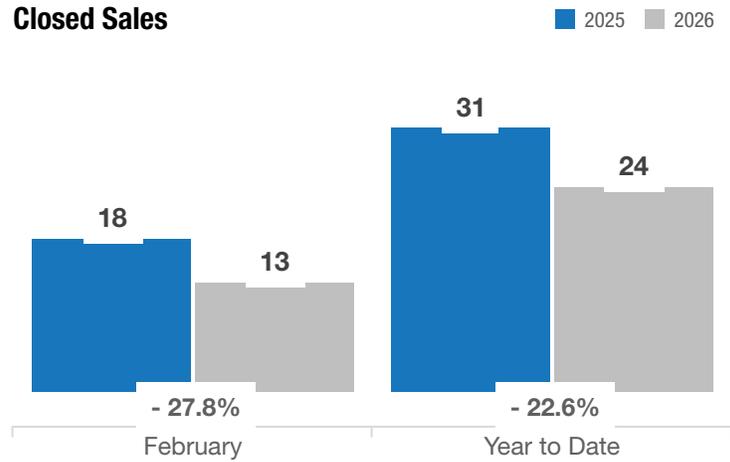
| Key Metrics                  | February  |                  |          | Year to Date |                  |          |
|------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                              | 2025      | 2026             | % Change | Thru 2-2025  | Thru 2-2026      | % Change |
| New Listings                 | 17        | 13               | - 23.5%  | 45           | 38               | - 15.6%  |
| Closed Sales                 | 18        | 13               | - 27.8%  | 31           | 24               | - 22.6%  |
| Median Sales Price           | \$585,000 | <b>\$858,550</b> | + 46.8%  | \$640,000    | <b>\$842,500</b> | + 31.6%  |
| Pct. of Orig. Price Received | 94.4%     | <b>92.9%</b>     | - 1.6%   | 95.1%        | <b>93.4%</b>     | - 1.8%   |
| Days on Market Until Sale    | 41        | <b>55</b>        | + 34.1%  | 38           | <b>47</b>        | + 23.7%  |
| Inventory of Homes for Sale  | 37        | <b>33</b>        | - 10.8%  | —            | —                | —        |
| Months Supply of Inventory   | 2.0       | <b>1.7</b>       | - 15.0%  | —            | —                | —        |

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### New Listings

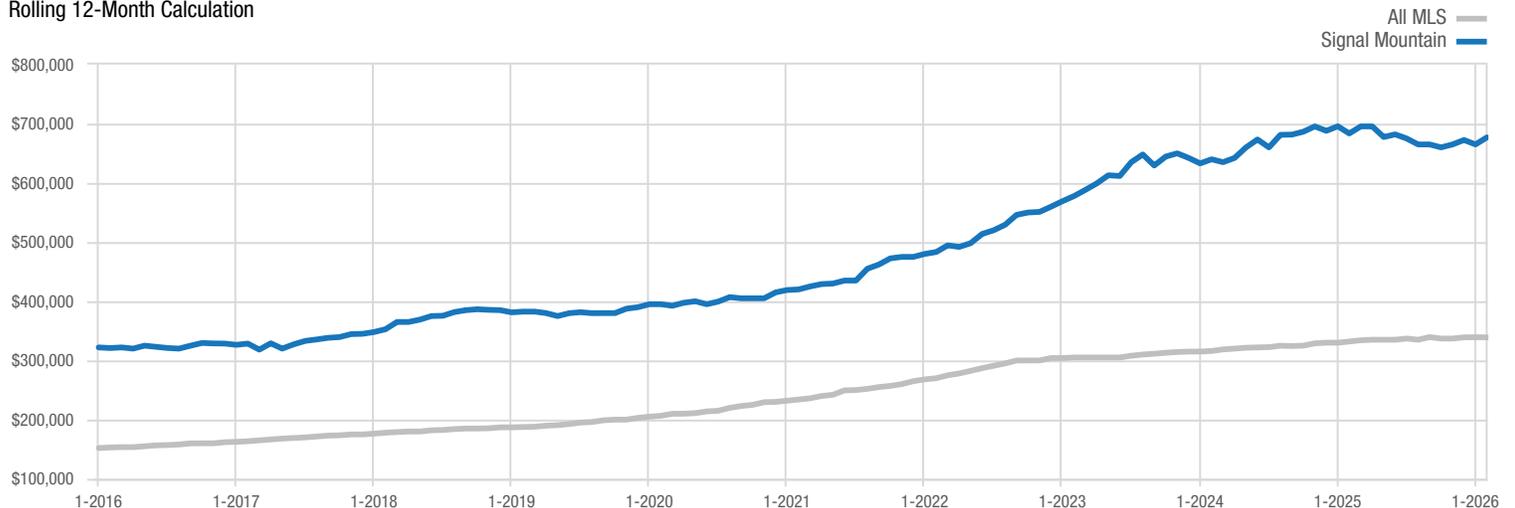


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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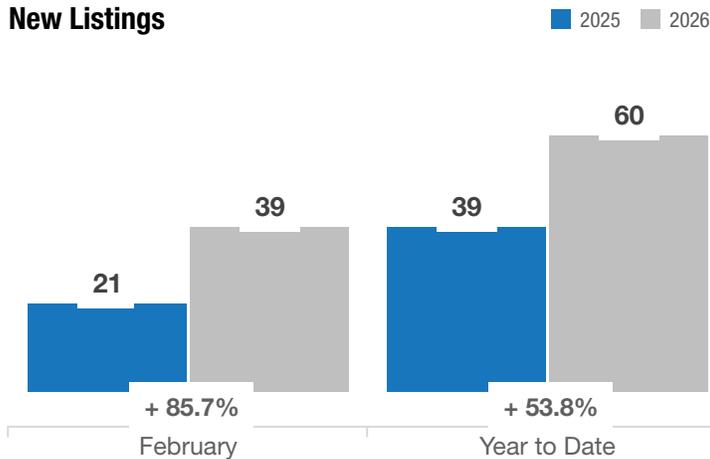
## St. Elmo / High Park / Avondale

ZIP Codes: 37407, 37409 and 37410

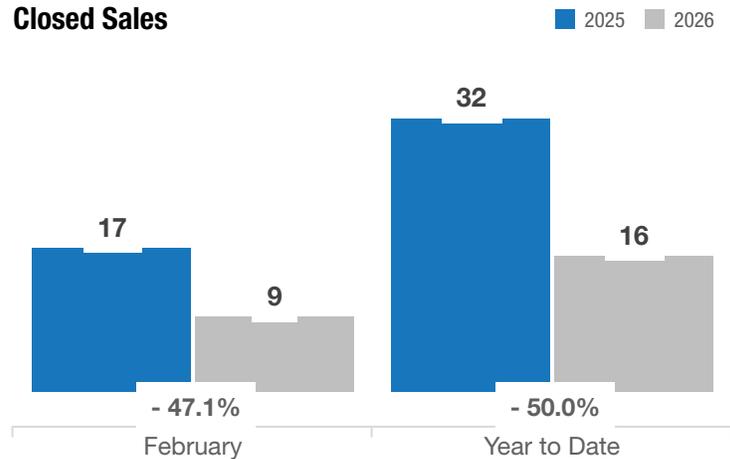
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 21        | 39        | + 85.7%  | 39           | 60          | + 53.8%  |
| Closed Sales                 | 17        | 9         | - 47.1%  | 32           | 16          | - 50.0%  |
| Median Sales Price           | \$220,000 | \$325,000 | + 47.7%  | \$210,500    | \$337,500   | + 60.3%  |
| Pct. of Orig. Price Received | 96.0%     | 94.6%     | - 1.5%   | 96.2%        | 94.1%       | - 2.2%   |
| Days on Market Until Sale    | 45        | 63        | + 40.0%  | 49           | 62          | + 26.5%  |
| Inventory of Homes for Sale  | 48        | 63        | + 31.3%  | —            | —           | —        |
| Months Supply of Inventory   | 3.3       | 5.3       | + 60.6%  | —            | —           | —        |

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### New Listings

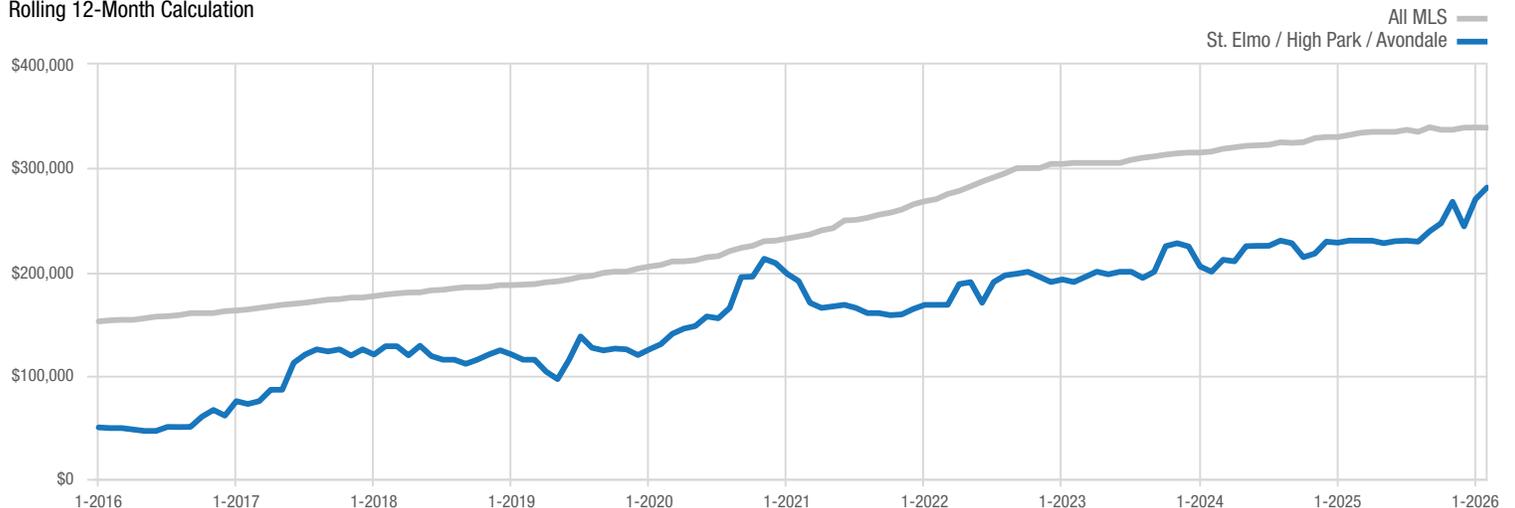


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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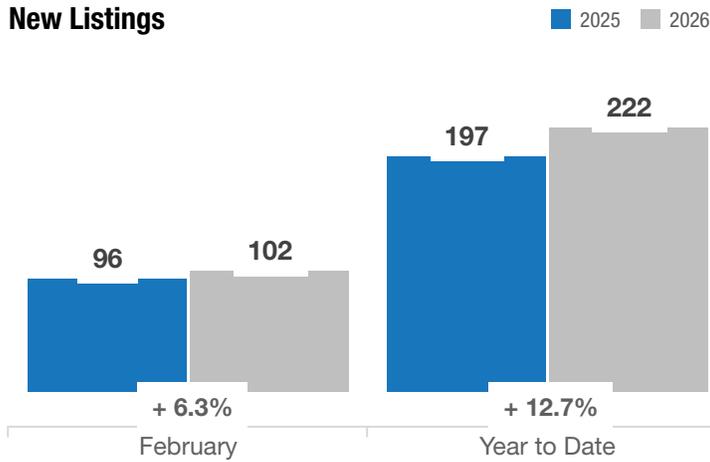
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## Walker County

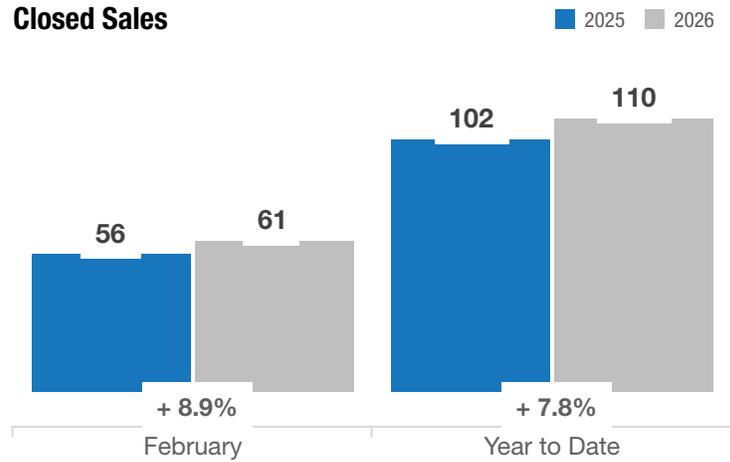
| Key Metrics                  | February  |           |          | Year to Date |             |          |
|------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                              | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| New Listings                 | 96        | 102       | + 6.3%   | 197          | 222         | + 12.7%  |
| Closed Sales                 | 56        | 61        | + 8.9%   | 102          | 110         | + 7.8%   |
| Median Sales Price           | \$232,750 | \$270,000 | + 16.0%  | \$233,500    | \$270,000   | + 15.6%  |
| Pct. of Orig. Price Received | 94.6%     | 94.6%     | 0.0%     | 94.5%        | 94.0%       | - 0.5%   |
| Days on Market Until Sale    | 73        | 66        | - 9.6%   | 61           | 68          | + 11.5%  |
| Inventory of Homes for Sale  | 253       | 253       | 0.0%     | —            | —           | —        |
| Months Supply of Inventory   | 3.6       | 3.6       | 0.0%     | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

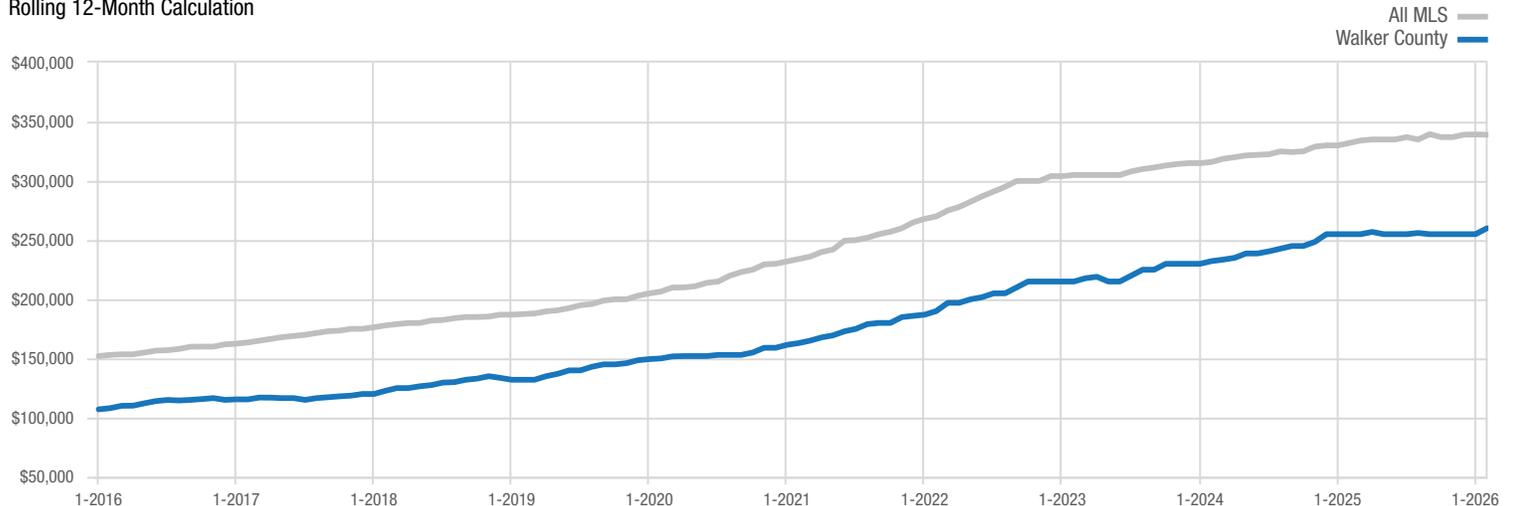


### Closed Sales



### Median Sales Price - All MLS

Rolling 12-Month Calculation



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