

Annual Report on the Greater Chattanooga Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY FOR
GREATER CHATTANOOGA REALTORS®



GREATER
CHATTANOOGA
REALTORS®

2020

Change from 2019:

- 5.3%

New Listings

+ 11.3%

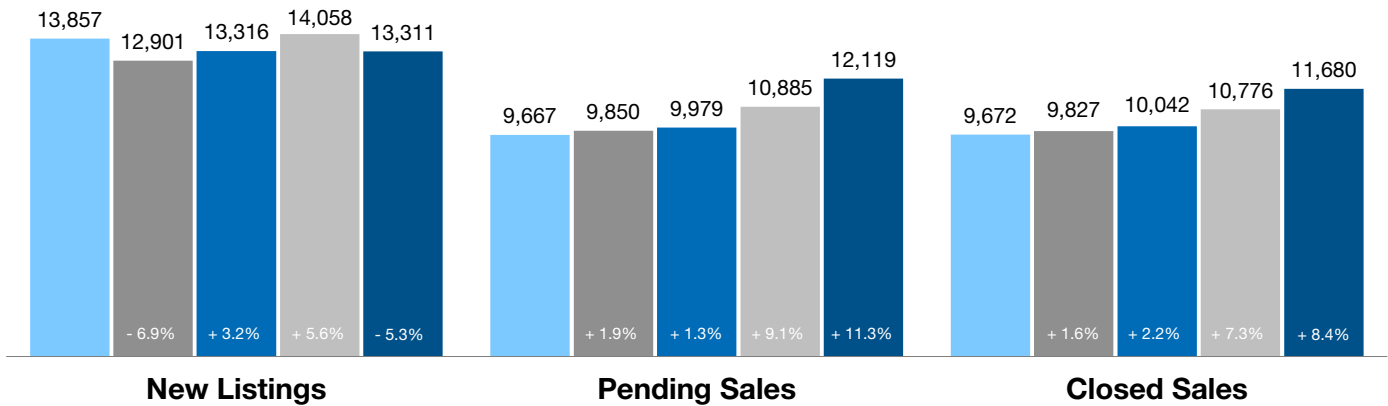
Pending Sales

+ 8.4%

Closed Sales

Annual Market Activity

■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020



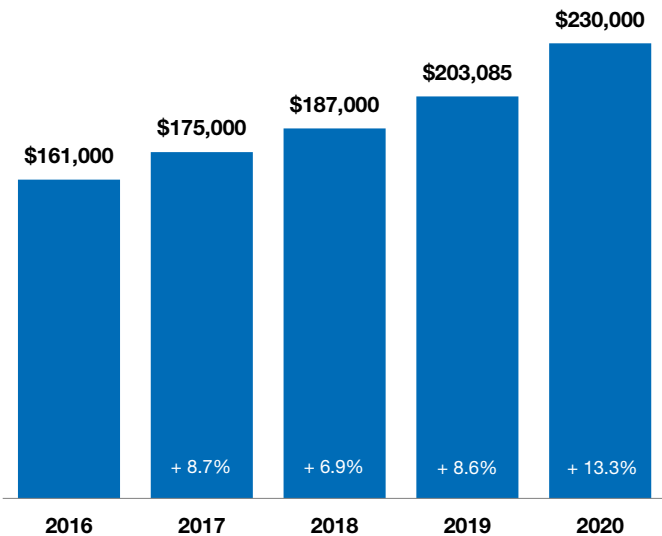
\$230,000

Median Sales Price in 2020

+ 13.3%

Change from 2019

Median Sales Price



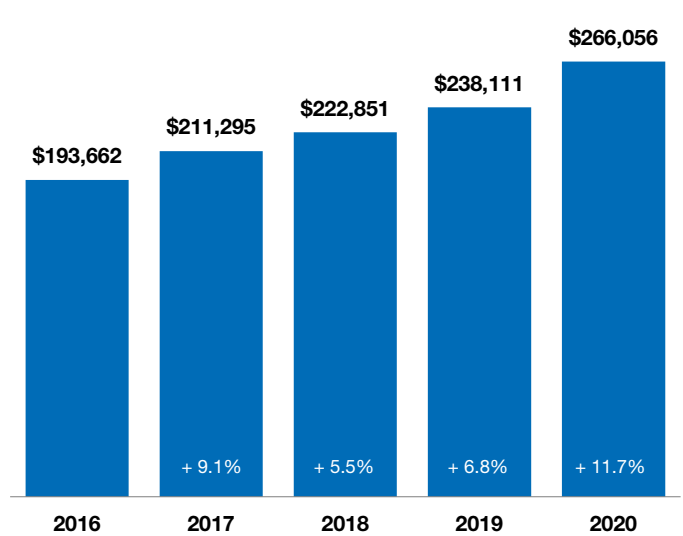
\$266,056

Avg. Sales Price in 2020

+ 11.7%

Change from 2019

Average Sales Price



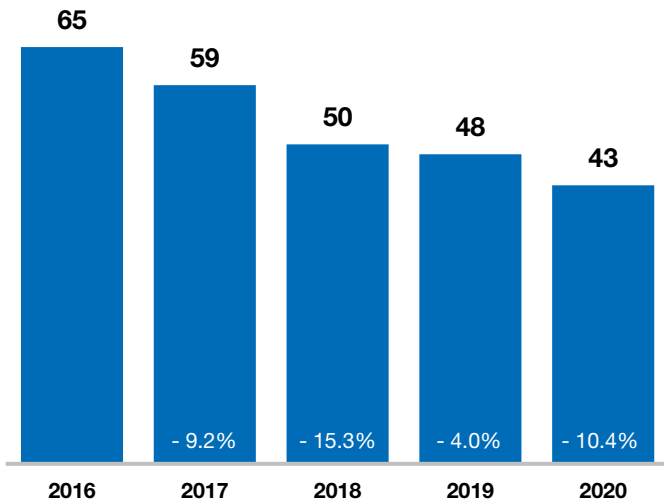
43

Days on Market in 2020

- 10.4%

Change from 2019

Days on Market Until Sale



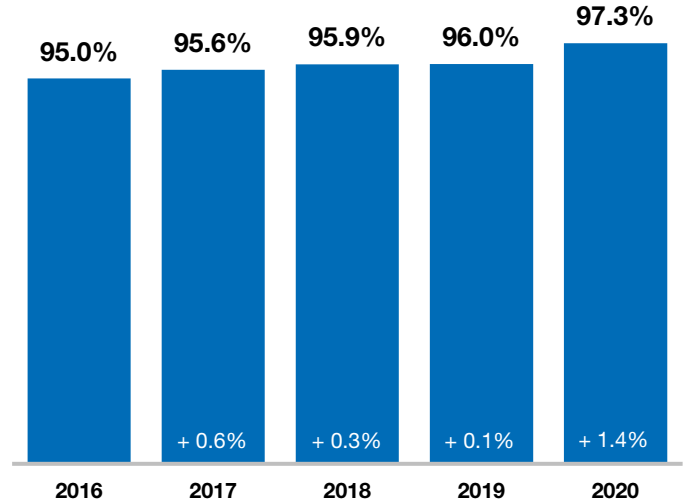
97.3%

Pct. of Orig. Price Received in 2020

+ 1.4%

Change from 2019

Pct. of Orig. Price Received



1.2

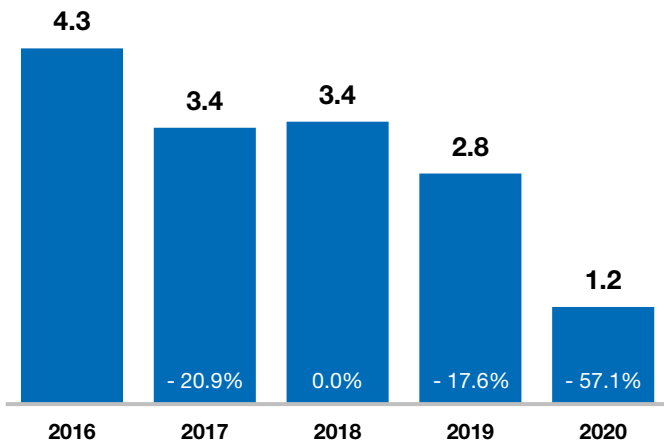
Months Supply in 2020

- 57.1%

Change from 2019

Months Supply of Inventory

At the end of each year



1,197

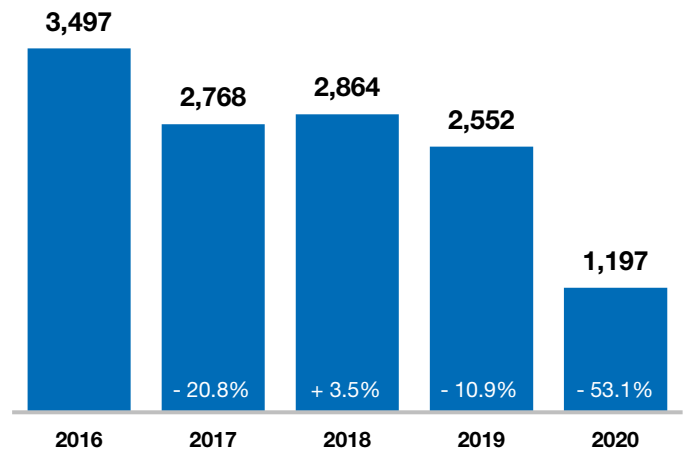
Homes for Sale in 2020

- 53.1%

Change from 2019

Inventory of Homes for Sale

At the end of each year



2020 Annual Report on the Greater Chattanooga Housing Market



	New Listings			Closed Sales		
	2019	2020	Percentage Change	2019	2020	Percentage Change
Apison	127	150	+ 18.1%	99	125	+ 26.3%
Bakewell / Lakesite / Sale Creek / Soddy	585	594	+ 1.5%	485	546	+ 12.6%
Bradley County	1,249	1,228	- 1.7%	924	1,091	+ 18.1%
Brainerd	342	311	- 9.1%	289	269	- 6.9%
Catoosa County	1,255	1,252	- 0.2%	1,038	1,116	+ 7.5%
Chattanooga	4,545	4,172	- 8.2%	3,497	3,546	+ 1.4%
Chattooga County	93	105	+ 12.9%	69	99	+ 43.5%
Collegedale	1	10	+ 900.0%	1	0	- 100%
Dade County	206	222	+ 7.8%	126	157	+ 24.6%
Downtown Chattanooga	1,437	1,399	- 2.6%	987	1,063	+ 7.7%
East Brainerd	997	996	- 0.1%	826	850	+ 2.9%
East Ridge	16	7	- 56.3%	21	5	- 76.2%
Hamilton County	8,241	7,623	- 7.5%	6,492	6,722	+ 3.5%
Harrison / Georgetown	399	311	- 22.1%	267	309	+ 15.7%
Hixson	885	938	+ 6.0%	785	832	+ 6.0%
Lookout Mountain	66	44	- 33.3%	53	42	- 20.8%
Marion County	286	235	- 17.8%	199	217	+ 9.0%
Ooltewah	1,123	1,008	- 10.2%	902	944	+ 4.7%
Red Bank	8	7	- 12.5%	3	12	+ 300.0%
Rhea County	335	285	- 14.9%	245	251	+ 2.4%
Sequatchie County	212	209	- 1.4%	131	186	+ 42.0%
Signal Mountain	399	330	- 17.3%	294	321	+ 9.2%
St. Elmo / High Park / Avondale	247	181	- 26.7%	181	140	- 22.7%
Walker County	1,073	1,015	- 5.4%	837	897	+ 7.2%

2020 Annual Report on the Greater Chattanooga Housing Market



	Median Sales Price			Homes for Sale		
	2019	2020	Percentage Change	2019	2020	Percentage Change
Apison	\$346,775	\$362,101	+ 4.4%	35	18	- 48.6%
Bakewell / Lakesite / Sale Creek / Soddy	\$226,250	\$259,800	+ 14.8%	94	45	- 52.1%
Bradley County	\$210,000	\$221,000	+ 5.2%	207	87	- 58.0%
Brainerd	\$135,500	\$167,100	+ 23.3%	48	24	- 50.0%
Catoosa County	\$185,000	\$209,542	+ 13.3%	189	92	- 51.3%
Chattanooga	\$195,500	\$230,000	+ 17.6%	723	363	- 49.8%
Chattooga County	\$115,875	\$125,000	+ 7.9%	21	9	- 57.1%
Collegedale	--	--	--	0	6	--
Dade County	\$156,000	\$179,750	+ 15.2%	63	41	- 34.9%
Downtown Chattanooga	\$236,155	\$273,875	+ 16.0%	326	177	- 45.7%
East Brainerd	\$228,000	\$250,000	+ 9.6%	126	64	- 49.2%
East Ridge	\$165,000	\$132,000	- 20.0%	2	1	- 50.0%
Hamilton County	\$229,900	\$259,900	+ 13.0%	1,353	618	- 54.3%
Harrison / Georgetown	\$197,000	\$230,660	+ 17.1%	80	19	- 76.3%
Hixson	\$220,000	\$251,500	+ 14.3%	102	52	- 49.0%
Lookout Mountain	\$510,000	\$599,000	+ 17.5%	15	4	- 73.3%
Marion County	\$149,500	\$172,000	+ 15.1%	86	32	- 62.8%
Ooltewah	\$300,000	\$325,000	+ 8.3%	213	90	- 57.7%
Red Bank	\$230,000	\$217,200	- 5.6%	7	0	- 100%
Rhea County	\$164,700	\$192,500	+ 16.9%	74	42	- 43.2%
Sequatchie County	\$161,000	\$219,000	+ 36.0%	54	30	- 44.4%
Signal Mountain	\$390,000	\$415,000	+ 6.4%	80	15	- 81.3%
St. Elmo / High Park / Avondale	\$119,500	\$208,250	+ 74.3%	32	19	- 40.6%
Walker County	\$148,500	\$159,000	+ 7.1%	205	93	- 54.6%