

Annual Report on the Greater Chattanooga Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY FOR
GREATER CHATTANOOGA REALTORS®



GREATER
CHATTANOOGA
REALTORS®

2021

Change from 2020:

+ 7.7%

New Listings

+ 9.7%

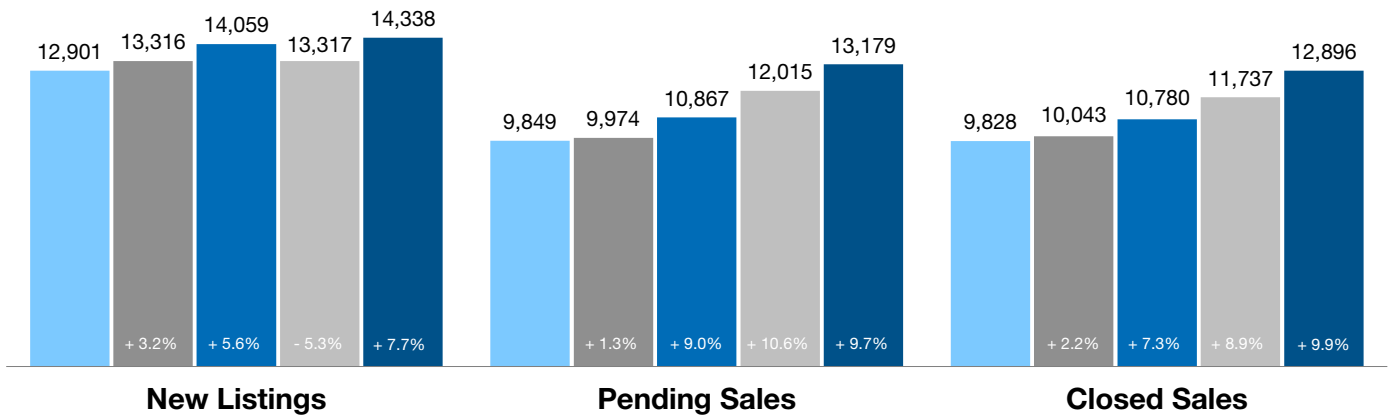
Pending Sales

+ 9.9%

Closed Sales

Annual Market Activity

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



\$265,000

Median Sales Price in 2021

+ 15.2%

Change from 2020

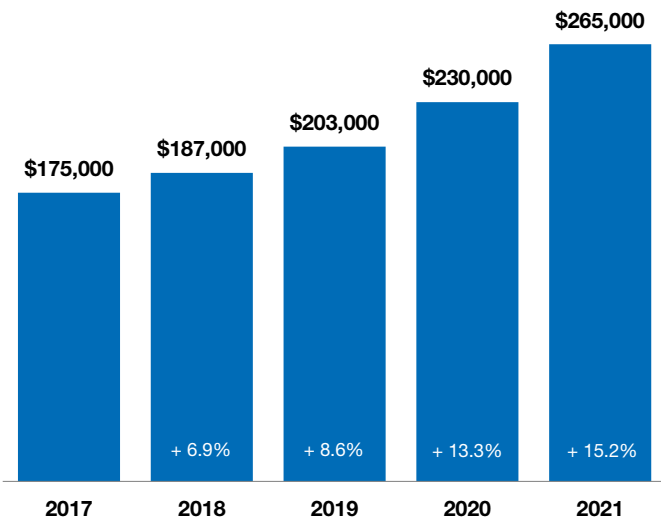
\$307,984

Avg. Sales Price in 2021

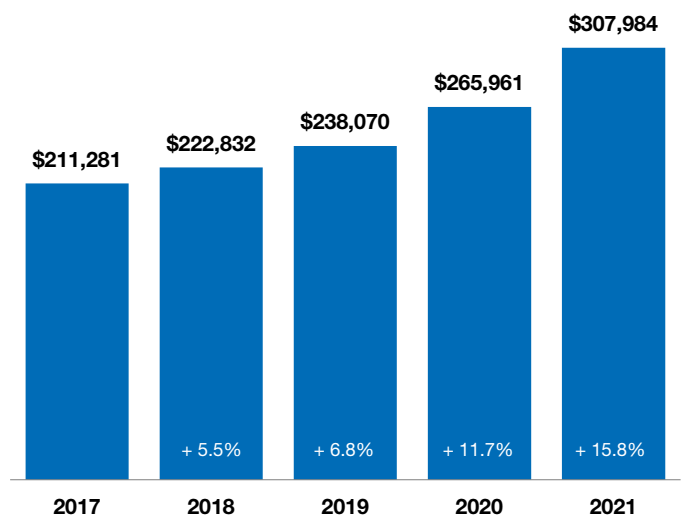
+ 15.8%

Change from 2020

Median Sales Price



Average Sales Price



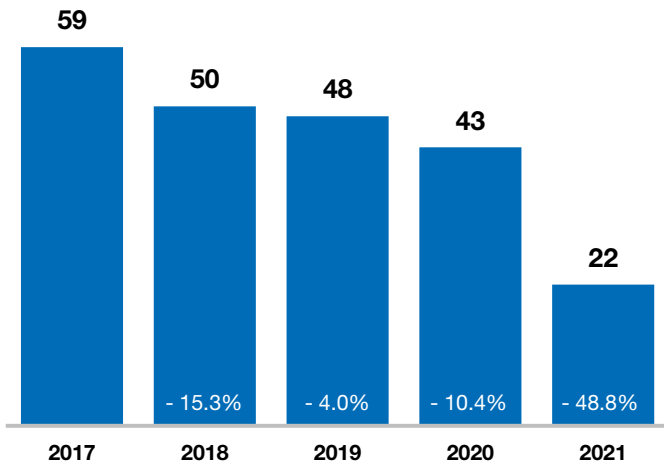
22

Days on Market in 2021

- 48.8%

Change from 2020

Days on Market Until Sale



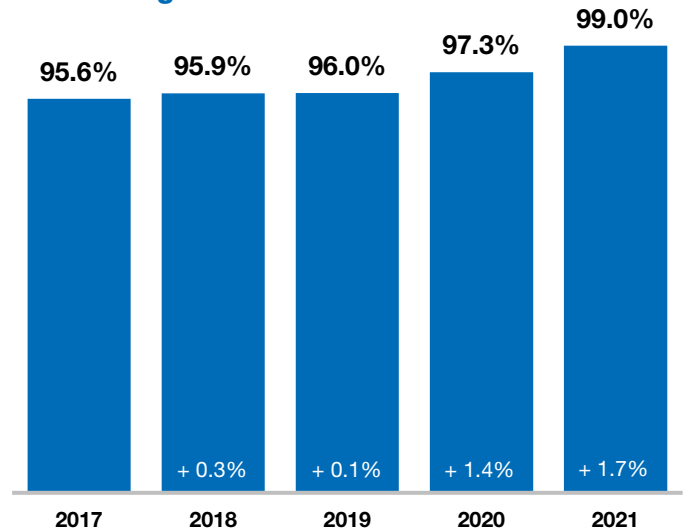
99.0%

Pct. of Orig. Price Received in 2021

+ 1.7%

Change from 2020

Pct. of Orig. Price Received



0.8

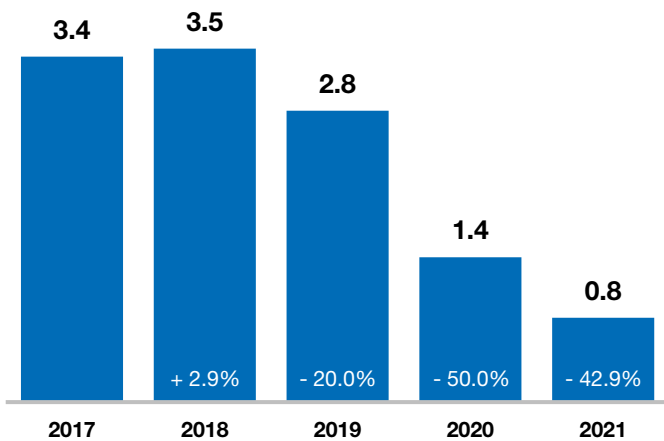
Months Supply in 2021

- 42.9%

Change from 2020

Months Supply of Inventory

At the end of each year



903

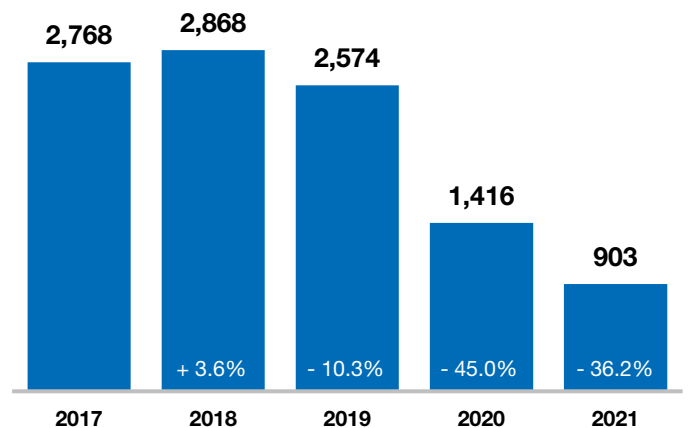
Homes for Sale in 2021

- 36.2%

Change from 2020

Inventory of Homes for Sale

At the end of each year



2021 Annual Report on the Greater Chattanooga Housing Market



	New Listings			Closed Sales		
	2020	2021	Percentage Change	2020	2021	Percentage Change
Apison	150	140	- 6.7%	132	133	+ 0.8%
Bakewell / Lakesite / Sale Creek / Soddy	594	543	- 8.6%	549	525	- 4.4%
Bradley County	1,229	1,347	+ 9.6%	1,095	1,180	+ 7.8%
Brainerd	312	346	+ 10.9%	272	296	+ 8.8%
Catoosa County	1,253	1,148	- 8.4%	1,118	1,094	- 2.1%
Chattanooga	4,173	4,521	+ 8.3%	3,563	4,082	+ 14.6%
Chattooga County	105	122	+ 16.2%	100	98	- 2.0%
Collegedale	10	11	10%	1	9	800%
Dade County	221	254	+ 14.9%	157	201	+ 28.0%
Downtown Chattanooga	1,400	1,322	- 5.6%	1,070	1,209	+ 13.0%
East Brainerd	996	1,127	+ 13.2%	854	1,034	+ 21.1%
East Ridge	7	22	+ 214.3%	5	17	+ 240.0%
Hamilton County	7,626	7,988	+ 4.7%	6,754	7,362	+ 9.0%
Harrison / Georgetown	312	306	- 1.9%	309	287	- 7.1%
Hixson	939	946	+ 0.7%	834	920	+ 10.3%
Lookout Mountain	44	36	- 18.2%	42	32	- 23.8%
Marion County	234	292	+ 24.8%	217	239	+ 10.1%
Ooltewah	1,008	1,017	+ 0.9%	947	954	+ 0.7%
Red Bank	7	12	+ 71.4%	12	11	- 8.3%
Rhea County	285	316	+ 10.9%	251	303	+ 20.7%
Sequatchie County	209	271	+ 29.7%	186	220	+ 18.3%
Signal Mountain	330	357	+ 8.2%	321	334	+ 4.0%
St. Elmo / High Park / Avondale	181	260	+ 43.6%	140	223	+ 59.3%
Walker County	1,017	1,178	+ 15.8%	903	1,033	+ 14.4%

2021 Annual Report on the Greater Chattanooga Housing Market



	Median Sales Price			Homes for Sale		
	2020	2021	Percentage Change	2020	2021	Percentage Change
Apison	\$356,770	\$408,018	+ 14.4%	21	9	- 57.1%
Bakewell / Lakesite / Sale Creek / Soddy	\$258,400	\$285,000	+ 10.3%	44	23	- 47.7%
Bradley County	\$222,000	\$249,900	+ 12.6%	99	79	- 20.2%
Brainerd	\$166,850	\$193,500	+ 16.0%	27	15	- 44.4%
Catoosa County	\$209,413	\$235,000	+ 12.2%	110	58	- 47.3%
Chattanooga	\$230,000	\$270,000	+ 17.4%	467	219	- 53.1%
Chattooga County	\$125,900	\$149,250	+ 18.5%	9	12	+ 33.3%
Collegedale	--	--	--	6	2	- 66.7%
Dade County	\$179,750	\$232,000	+ 29.1%	44	36	- 18.2%
Downtown Chattanooga	\$273,500	\$315,000	+ 15.2%	235	84	- 64.3%
East Brainerd	\$250,000	\$301,000	+ 20.4%	78	43	- 44.9%
East Ridge	\$132,000	\$182,000	+ 37.9%	1	0	--
Hamilton County	\$259,900	\$295,000	+ 13.5%	757	398	- 47.4%
Harrison / Georgetown	\$230,660	\$274,900	+ 19.2%	28	19	- 32.1%
Hixson	\$251,500	\$283,500	+ 12.7%	57	43	- 24.6%
Lookout Mountain	\$599,000	\$740,000	+ 23.5%	4	1	- 75.0%
Marion County	\$172,000	\$205,000	+ 19.2%	41	39	- 4.9%
Ooltewah	\$325,000	\$369,900	+ 13.8%	100	56	- 44.0%
Red Bank	\$217,200	\$227,500	+ 4.7%	1	0	-100%
Rhea County	\$192,500	\$215,000	+ 11.7%	44	15	- 65.9%
Sequatchie County	\$219,000	\$280,000	+ 27.9%	36	27	- 25.0%
Signal Mountain	\$415,000	\$475,000	+ 14.5%	21	14	- 33.3%
St. Elmo / High Park / Avondale	\$208,250	\$165,000	- 20.8%	24	15	- 37.5%
Walker County	\$159,000	\$185,000	+ 16.4%	105	80	- 23.8%