

Annual Report on the Greater Chattanooga Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY FOR
GREATER CHATTANOOGA REALTORS®



GREATER
CHATTANOOGA
REALTORS®

2022

Change from 2021:

+ 0.5%

New Listings

- 12.7%

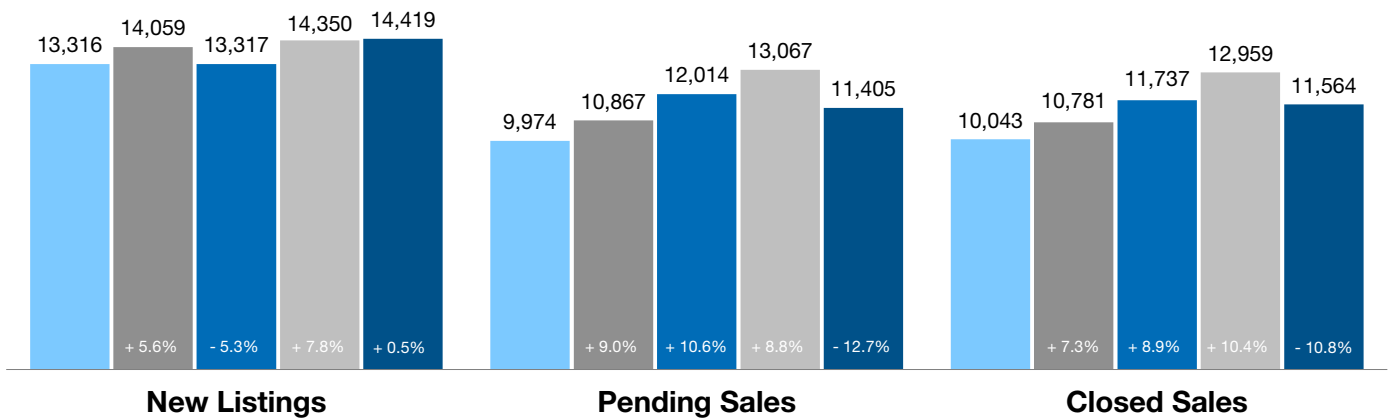
Pending Sales

- 10.8%

Closed Sales

Annual Market Activity

■ 2018 ■ 2019 ■ 2020 ■ 2021 ■ 2022



\$305,000

Median Sales Price in 2022

+ 15.1%

Change from 2021

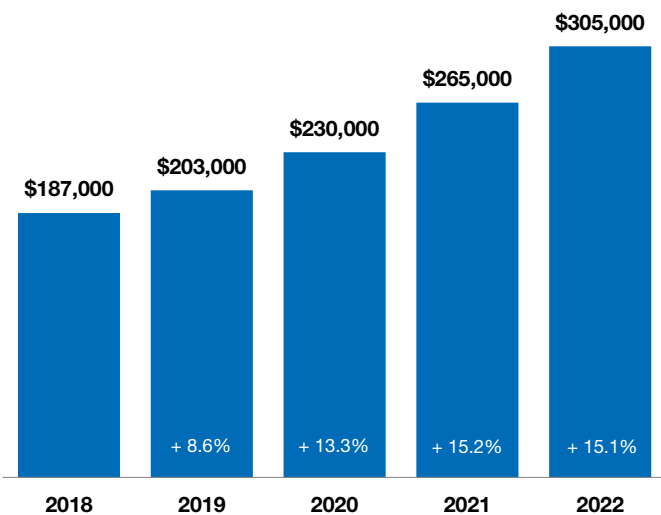
\$354,157

Avg. Sales Price in 2022

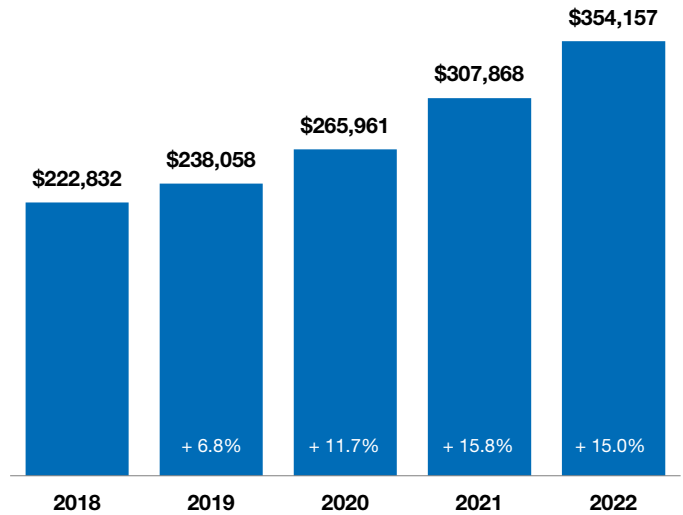
+ 15.0%

Change from 2021

Median Sales Price



Average Sales Price



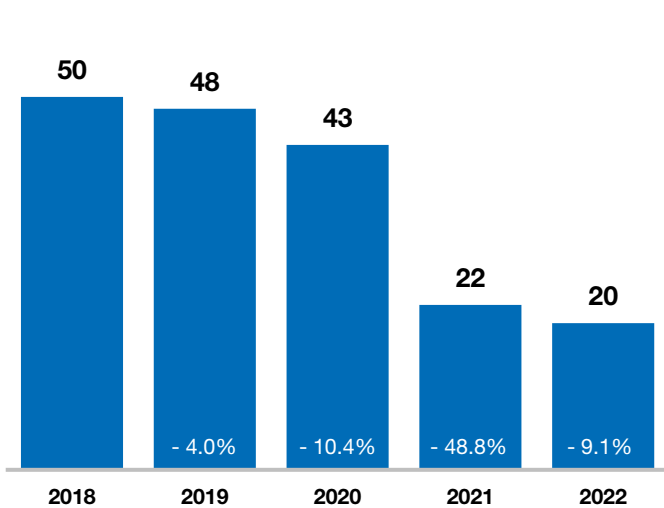
20

Days on Market in 2022

- 9.1%

Change from 2021

Days on Market Until Sale



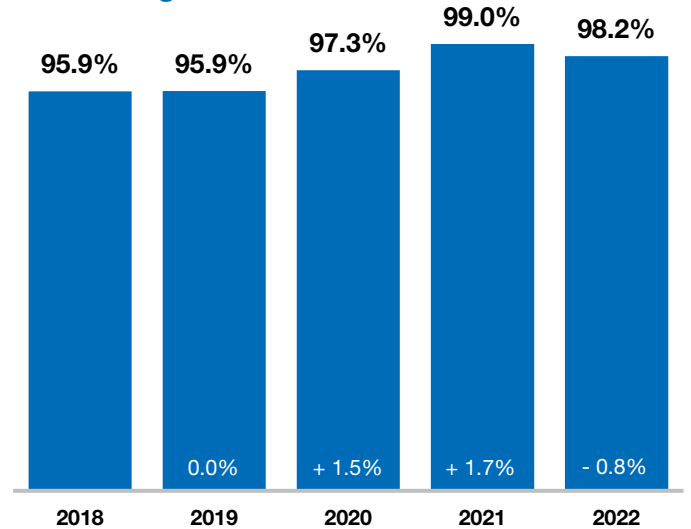
98.2%

Pct. of Orig. Price Received in 2022

- 0.8%

Change from 2021

Pct. of Orig. Price Received



1.9

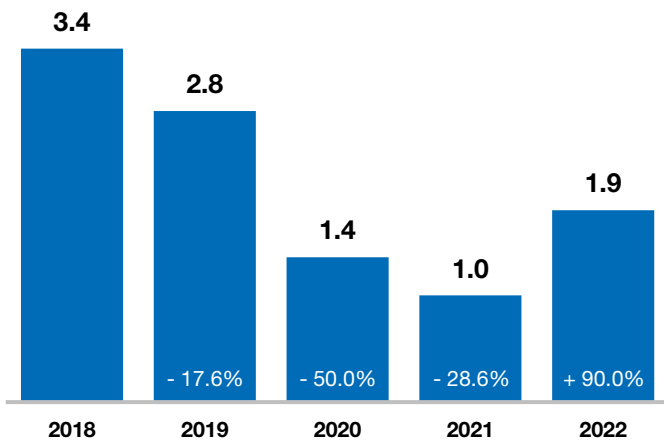
Months Supply in 2022

+ 90.0%

Change from 2021

Months Supply of Inventory

At the end of each year



1,780

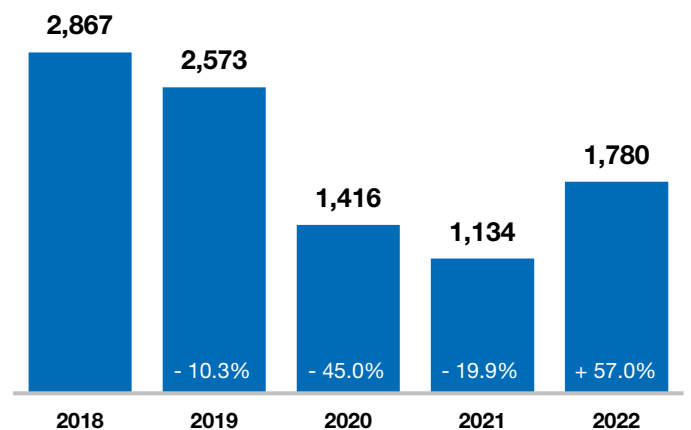
Homes for Sale in 2022

+ 57.0%

Change from 2021

Inventory of Homes for Sale

At the end of each year



2022 Annual Report on the Greater Chattanooga Housing Market



	New Listings			Closed Sales		
	2021	2022	Percentage Change	2021	2022	Percentage Change
Apison	141	180	+ 27.7%	133	166	+ 24.8%
Bakewell / Lakesite / Sale Creek / Soddy	585	599	+ 2.4%	564	521	- 7.6%
Bradley County	1,351	1,454	+ 7.6%	1,188	1,124	- 5.4%
Brainerd	346	323	- 6.6%	299	290	- 3.0%
Catoosa County	1,148	1,114	- 3.0%	1,097	921	- 16.0%
Chattanooga	4,521	4,113	- 9.0%	4,102	3,361	- 18.1%
Chattooga County	122	125	+ 2.5%	100	109	+ 9.0%
Collegedale	139	149	+ 7.2%	129	134	+ 3.9%
Dade County	255	250	- 2.0%	201	201	0.0%
Downtown Chattanooga	1,322	1,225	- 7.3%	1,214	943	- 22.3%
East Brainerd	1,126	985	- 12.5%	1,039	806	- 22.4%
East Ridge	427	337	- 21.1%	393	282	- 28.2%
Hamilton County	7,993	7,568	- 5.3%	7,395	6,300	- 14.8%
Harrison / Georgetown	306	328	+ 7.2%	287	260	- 9.4%
Hixson	949	861	- 9.3%	921	762	- 17.3%
Lookout Mountain	36	40	+ 11.1%	32	34	+ 6.3%
Marion County	292	352	+ 20.5%	239	263	+ 10.0%
Ooltewah	1,017	1,055	+ 3.7%	962	850	- 11.6%
Red Bank	253	195	- 22.9%	237	167	- 29.5%
Rhea County	317	331	+ 4.4%	304	269	- 11.5%
Sequatchie County	271	262	- 3.3%	221	196	- 11.3%
Signal Mountain	360	325	- 9.7%	339	294	- 13.3%
St. Elmo / High Park / Avondale	261	251	- 3.8%	226	191	- 15.5%
Walker County	1,178	1,117	- 5.2%	1,039	903	- 13.1%

2022 Annual Report on the Greater Chattanooga Housing Market



	Median Sales Price			Homes for Sale		
	2021	2022	Percentage Change	2021	2022	Percentage Change
Apison	\$408,018	\$515,000	+ 26.2%	10	28	+ 180.0%
Bakewell / Lakesite / Sale Creek / Soddy	\$285,000	\$330,000	+ 15.8%	28	52	+ 85.7%
Bradley County	\$249,900	\$300,000	+ 20.0%	97	208	+ 114.4%
Brainerd	\$193,000	\$235,000	+ 21.8%	19	34	+ 78.9%
Catoosa County	\$235,000	\$270,000	+ 14.9%	73	129	+ 76.7%
Chattanooga	\$270,000	\$307,500	+ 13.9%	313	424	+ 35.5%
Chattooga County	\$151,100	\$187,000	+ 23.8%	12	13	+ 8.3%
Collegedale	\$359,900	--	--	18	29	+ 61.1%
Dade County	\$232,000	\$285,000	+ 22.8%	44	43	- 2.3%
Downtown Chattanooga	\$315,000	\$327,303	+ 3.9%	125	163	+ 30.4%
East Brainerd	\$302,000	\$350,000	+ 15.9%	56	93	+ 66.1%
East Ridge	\$193,000	\$238,950	+ 23.8%	14	37	+ 164.3%
Hamilton County	\$295,000	\$350,000	+ 18.6%	525	796	+ 51.6%
Harrison / Georgetown	\$274,900	\$325,000	+ 18.2%	20	48	+ 140.0%
Hixson	\$283,500	\$345,000	+ 21.7%	49	79	+ 61.2%
Lookout Mountain	\$740,000	\$922,500	+ 24.7%	1	7	+ 600.0%
Marion County	\$205,000	\$221,500	+ 8.0%	51	67	+ 31.4%
Ooltewah	\$370,000	\$435,000	+ 17.6%	71	116	+ 63.4%
Red Bank	\$250,000	\$295,000	+ 18.0%	8	14	+ 75.0%
Rhea County	\$215,000	\$250,000	+ 16.3%	24	50	+ 108.3%
Sequatchie County	\$280,000	\$257,000	- 8.2%	31	48	+ 54.8%
Signal Mountain	\$475,000	\$559,762	+ 17.8%	18	26	+ 44.4%
St. Elmo / High Park / Avondale	\$164,000	\$195,000	+ 18.9%	21	21	0.0%
Walker County	\$186,000	\$215,000	+ 15.6%	95	116	+ 22.1%