

Annual Report on the Greater Chattanooga Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY FOR
GREATER CHATTANOOGA REALTORS®



GREATER
CHATTANOOGA
REALTORS®

2023



Change from 2022:

- 10.4%

New Listings

- 9.6%

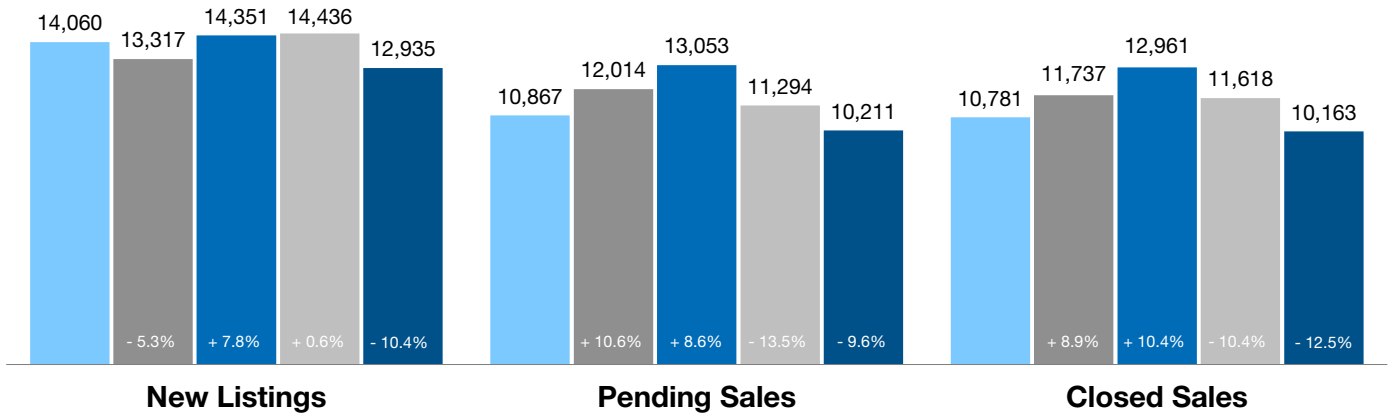
Pending Sales

- 12.5%

Closed Sales

Annual Market Activity

■ 2019 ■ 2020 ■ 2021 ■ 2022 ■ 2023



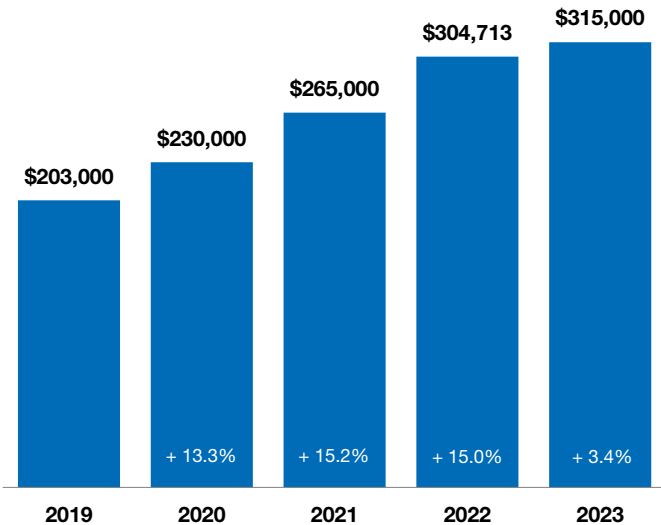
\$315,000

Median Sales Price in 2023

+ 3.4%

Change from 2022

Median Sales Price



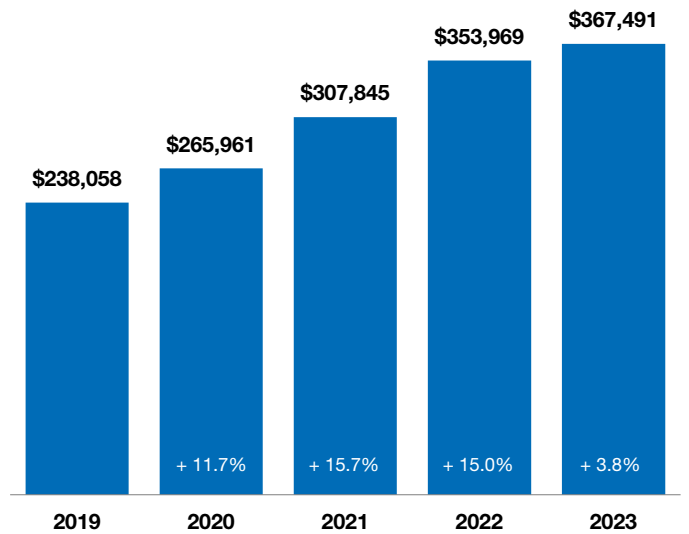
\$367,491

Avg. Sales Price in 2023

+ 3.8%

Change from 2022

Average Sales Price



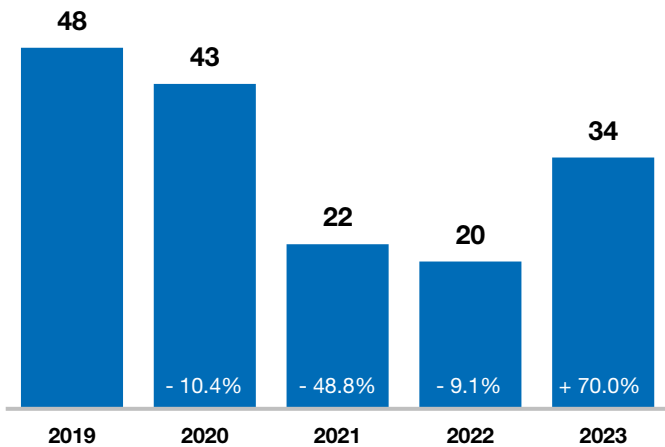
34

Days on Market in 2023

+ 70.0%

Change from 2022

Days on Market Until Sale



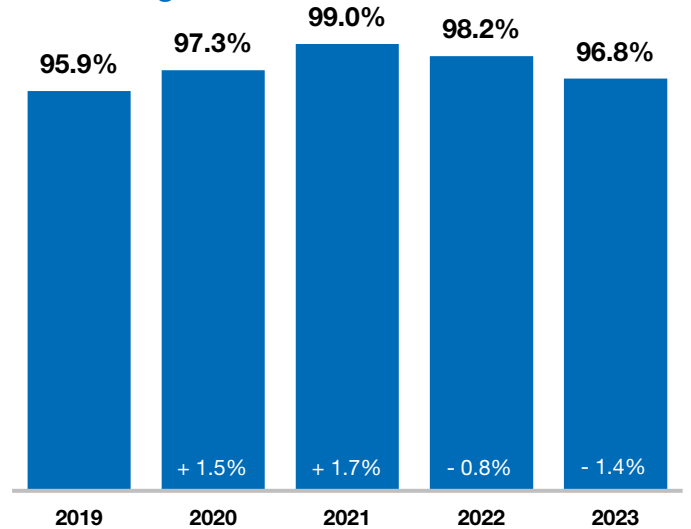
96.8%

Pct. of Orig. Price Received in 2023

- 1.4%

Change from 2022

Pct. of Orig. Price Received



2.4

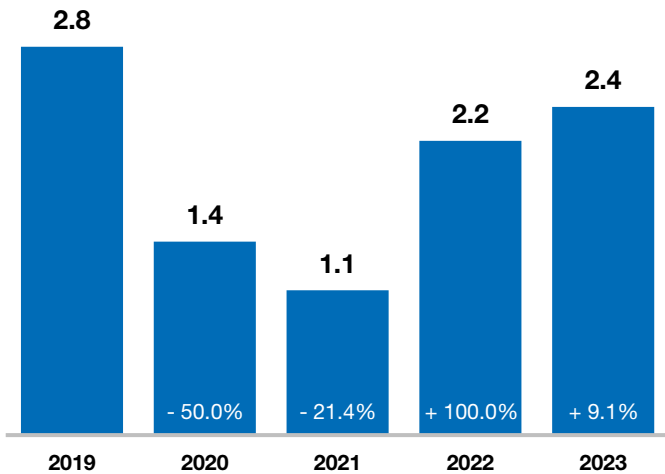
Months Supply in 2023

+ 9.1%

Change from 2022

Months Supply of Inventory

At the end of each year



2,044

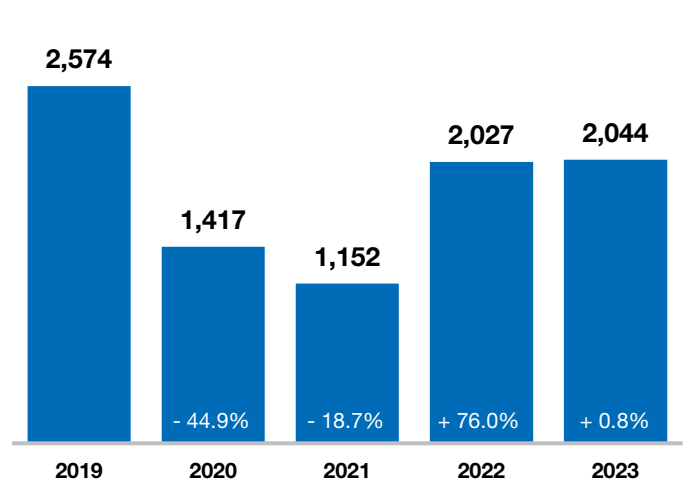
Homes for Sale in 2023

+ 0.8%

Change from 2022

Inventory of Homes for Sale

At the end of each year



2023 Annual Report on the Greater Chattanooga Housing Market



	New Listings			Closed Sales		
	2022	2023	Percentage Change	2022	2023	Percentage Change
Apison	180	106	- 41.1%	166	91	- 45.2%
Bakewell / Lakesite / Sale Creek / Soddy	599	480	- 19.9%	523	403	- 22.9%
Bradley County	1,459	1,253	- 14.1%	1,133	1,020	- 10.0%
Brainerd	323	353	+ 9.3%	290	272	- 6.2%
Catoosa County	1,114	1,012	- 9.2%	925	809	- 12.5%
Chattanooga	4,121	3,872	- 6.0%	3,376	2,998	- 11.2%
Chattooga County	125	105	- 16.0%	109	76	- 30.3%
Collegedale	150	130	- 13.3%	135	112	- 17.0%
Dade County	250	180	- 28.0%	201	145	- 27.9%
Downtown Chattanooga	1,228	1,378	+ 12.2%	949	933	- 1.7%
East Brainerd	990	730	- 26.3%	811	628	- 22.6%
East Ridge	343	381	+ 11.1%	289	307	+ 6.2%
Hamilton County	7,578	6,735	- 11.1%	6,325	5,399	- 14.6%
Harrison / Georgetown	328	252	- 23.2%	262	219	- 16.4%
Hixson	861	778	- 9.6%	763	653	- 14.4%
Lookout Mountain	40	37	- 7.5%	34	36	+ 5.9%
Marion County	351	332	- 5.4%	264	232	- 12.1%
Ooltewah	1,056	900	- 14.8%	855	728	- 14.9%
Red Bank	195	184	- 5.6%	167	153	- 8.4%
Rhea County	331	281	- 15.1%	269	221	- 17.8%
Sequatchie County	262	188	- 28.2%	196	149	- 24.0%
Signal Mountain	326	232	- 28.8%	294	206	- 29.9%
St. Elmo / High Park / Avondale	251	203	- 19.1%	192	164	- 14.6%
Walker County	1,120	1,031	- 7.9%	908	773	- 14.9%

2023 Annual Report on the Greater Chattanooga Housing Market



	Median Sales Price			Homes for Sale		
	2022	2023	Percentage Change	2022	2023	Percentage Change
Apison	\$515,000	\$550,000	+ 6.8%	35	33	- 5.7%
Bakewell / Lakesite / Sale Creek / Soddy	\$330,000	\$349,900	+ 6.0%	60	62	+ 3.3%
Bradley County	\$300,000	\$305,000	+ 1.7%	265	213	- 19.6%
Brainerd	\$235,000	\$242,250	+ 3.1%	35	47	+ 34.3%
Catoosa County	\$270,000	\$285,000	+ 5.6%	141	155	+ 9.9%
Chattanooga	\$307,000	\$320,000	+ 4.2%	505	569	+ 12.7%
Chattooga County	\$187,000	\$186,950	- 0.0%	13	18	+ 38.5%
Collegedale	\$440,000	\$454,753	+ 3.4%	29	35	+ 20.7%
Dade County	\$285,000	\$250,000	- 12.3%	44	33	- 25.0%
Downtown Chattanooga	\$325,000	\$350,000	+ 7.7%	195	237	+ 21.5%
East Brainerd	\$351,100	\$353,250	+ 0.6%	113	101	- 10.6%
East Ridge	\$238,000	\$263,000	+ 10.5%	41	50	+ 22.0%
Hamilton County	\$350,000	\$355,000	+ 1.4%	924	990	+ 7.1%
Harrison / Georgetown	\$325,000	\$350,000	+ 7.7%	50	39	- 22.0%
Hixson	\$345,000	\$350,000	+ 1.4%	94	78	- 17.0%
Lookout Mountain	\$922,500	\$870,000	- 5.7%	7	4	- 42.9%
Marion County	\$223,000	\$263,500	+ 18.2%	76	66	- 13.2%
Ooltewah	\$435,000	\$450,000	+ 3.4%	129	168	+ 30.2%
Red Bank	\$295,000	\$305,000	+ 3.4%	16	20	+ 25.0%
Rhea County	\$250,000	\$278,000	+ 11.2%	55	51	- 7.3%
Sequatchie County	\$257,000	\$299,950	+ 16.7%	49	35	- 28.6%
Signal Mountain	\$559,762	\$642,170	+ 14.7%	29	20	- 31.0%
St. Elmo / High Park / Avondale	\$195,000	\$220,925	+ 13.3%	33	28	- 15.2%
Walker County	\$215,000	\$230,000	+ 7.0%	131	164	+ 25.2%