

Greater Chattanooga Housing Market Annual Report

A RESEARCH TOOL PROVIDED BY
THE GREATER CHATTANOOGA ASSOCIATION OF REALTORS®



2010



2010 Annual Report

Greater Chattanooga Housing Market



**Change
from 2009:**

- 0.9%

New Listings

+ 7.8%

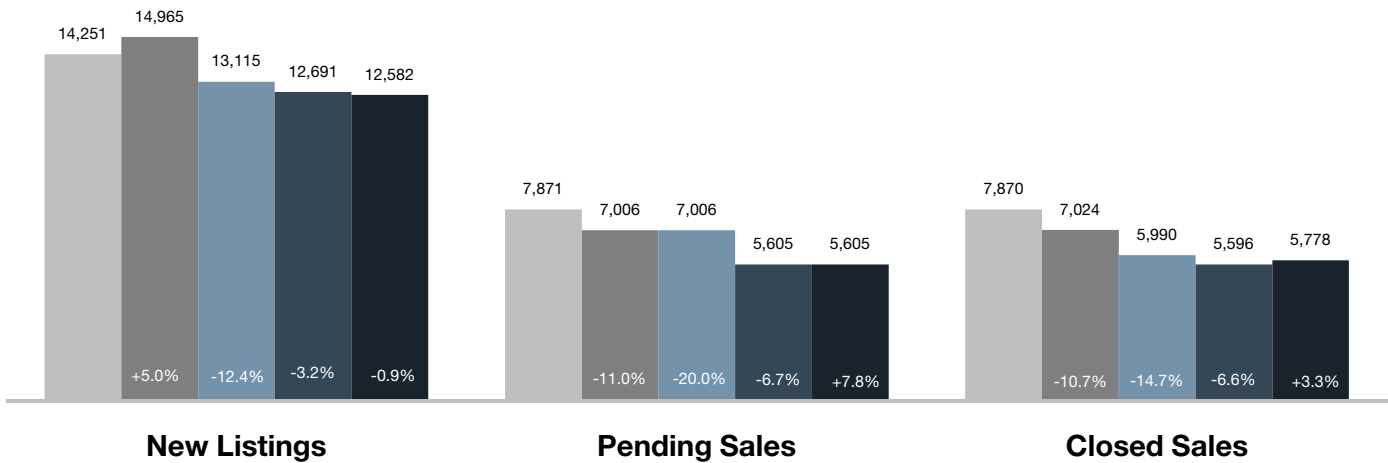
Pending Sales

+ 3.3%

Closed Sales

Annual Market Activity

■ 2006 ■ 2007 ■ 2008 ■ 2009 ■ 2010



\$129,900

Median Sales Price in 2010

- 0.7%

Change from 2009

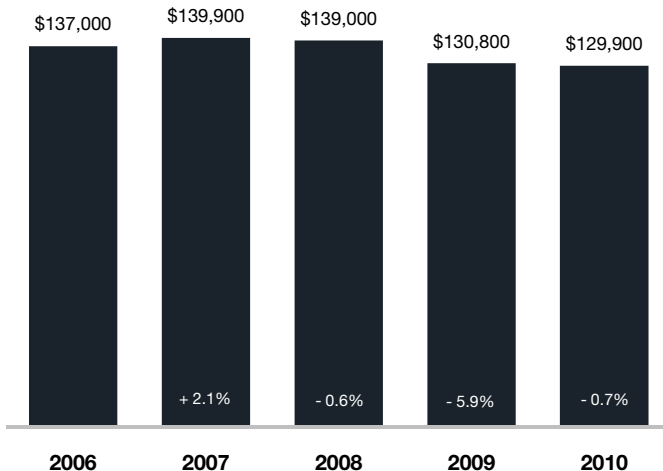
\$156,503

Average Sales Price in 2010

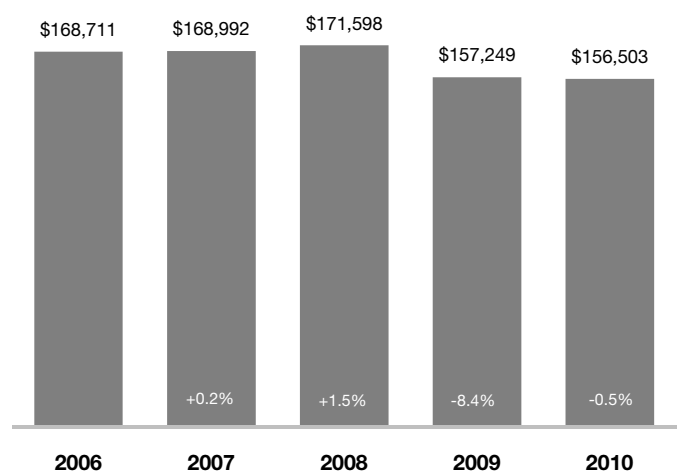
- 0.5%

Change from 2009

Median Sales Price



Average Sales Price



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126

Days on Market in 2010

- 0.8%

Change from 2009

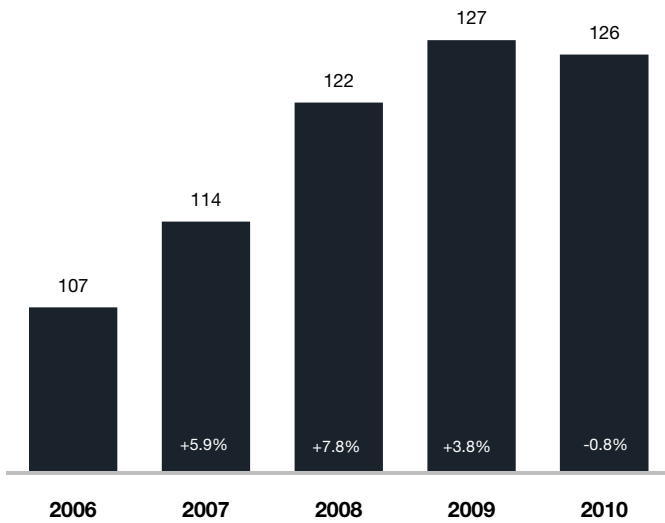
90.5%

Pct. Of Orig. Price in 2010

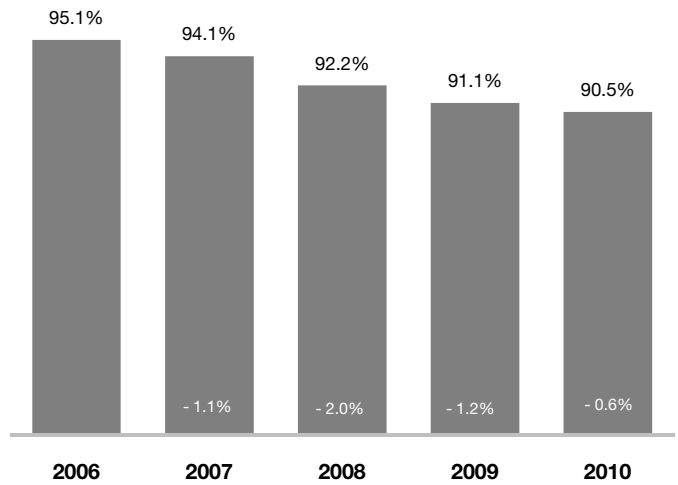
- 0.6%

Change from 2009

Days on Market Until Sale



Percent of Original Price Received



11.1

Months Supply at Year End

- 10.7%

Change from 2009

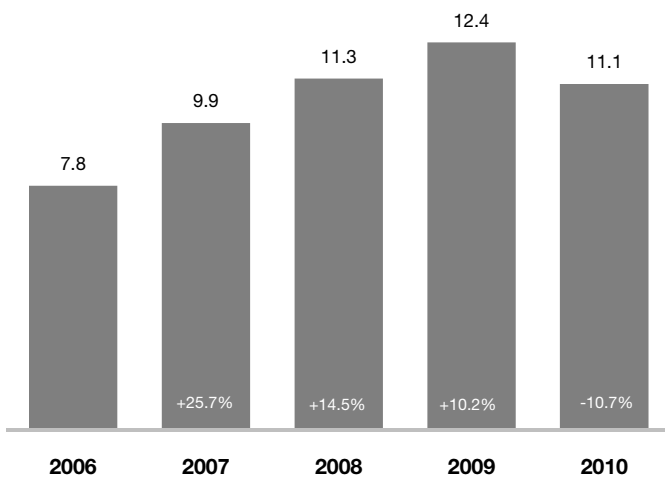
5,592

Homes for Sale at Year End

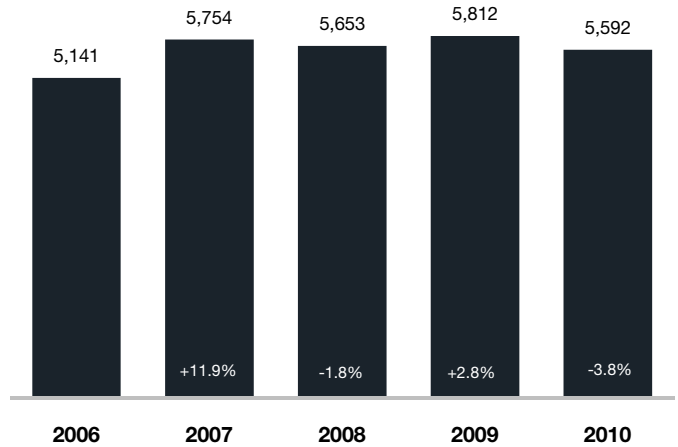
- 3.8%

Change from 2009

Months Supply at Year End



Homes for Sale at Year End



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Area Overviews

	2009 New Listings	2010 New Listings	+/-	2009 Closed Sales	2010 Closed Sales	+/-
Brainerd - East Brainerd	1,085	1,000	- 7.8%	548	493	- 10.0%
Catoosa County	1,163	1,213	+ 4.3%	473	539	+ 14.0%
City of East Ridge	411	417	+ 1.5%	207	197	- 4.8%
Collegedale (includes Apison)	204	198	- 2.9%	94	99	+ 5.3%
Counties Other than Hamilton (excluding GA)	135	90	- 33.3%	52	41	- 21.2%
Dade County	188	209	+ 11.2%	75	67	- 10.7%
Downtown - St. Elmo - High Park - Avondale - Miss Ridge	945	752	- 20.4%	373	356	- 4.6%
E Brainerd (county) / Ooltewah	569	587	+ 3.2%	295	286	- 3.1%
Hixson - Chattanooga City Limits	462	514	+ 11.3%	239	244	+ 2.1%
Hwy 58 - city - Eastdale/Dalewood/Tyner	411	403	- 1.9%	193	187	- 3.1%
Hwy 58/Harrison/Georgetown	394	376	- 4.6%	192	197	+ 2.6%
Lookout Mountain	160	133	- 16.9%	59	53	- 10.2%
Marion County	224	277	+ 23.7%	110	127	+ 15.5%
N Ham Co/Soddy/Bakewell/Sale Cr/Middle Valley	1,002	922	- 8.0%	520	535	+ 2.9%
N. Chatt - Mtn. Creek - Riverview - Rivermont	713	648	- 9.1%	304	342	+ 12.5%
Ooltewah/Snow Hill	390	416	+ 6.7%	216	208	- 3.7%
Red Bank City Limits	234	261	+ 11.5%	126	118	- 6.3%
Sequatchie County	278	257	- 7.6%	77	105	+ 36.4%
Signal Mtn - Walden-Suck Creek	321	362	+ 12.8%	149	168	+ 12.8%
Tiftonia - Lookout Valley - Elder Mountain	116	118	+ 1.7%	43	55	+ 27.9%
Volunteer Site to Hunter Road	132	142	+ 7.6%	78	83	+ 6.4%
Walker County	975	970	- 0.5%	411	409	- 0.5%

Area Overviews

	2009 Median Price	2010 Median Price	+/-	2009 Months Supply	2010 Months Supply	+/-
Brainerd - East Brainerd	\$128,000	\$129,900	+ 1.5%	9.3	9.6	+ 2.6%
Catoosa County	\$122,500	\$123,250	+ 0.6%	12.5	10.0	- 20.2%
City of East Ridge	\$89,000	\$83,900	- 5.7%	8.9	10.3	+ 16.1%
Collegedale (includes Apison)	\$220,000	\$197,500	- 10.2%	11.6	7.9	- 32.1%
Counties Other than Hamilton (excluding GA)	\$101,000	\$148,700	+ 47.2%	14.5	14.7	+ 1.4%
Dade County	\$109,000	\$117,000	+ 7.3%	19.1	20.7	+ 8.4%
Downtown - St. Elmo - High Park - Avondale - Miss Ridge	\$74,000	\$47,450	- 35.9%	14.5	13.5	- 6.8%
E Brainerd (county) / Ooltewah	\$197,000	\$210,000	+ 6.6%	9.7	9.3	- 3.9%
Hixson - Chattanooga City Limits	\$144,500	\$135,000	- 6.6%	7.8	10.1	+ 29.2%
Hwy 58 - city - Eastdale/Dalewood/Tyner	\$118,000	\$119,000	+ 0.8%	10.8	11.0	+ 1.7%
Hwy 58/Harrison/Georgetown	\$129,500	\$124,000	- 4.2%	10.3	8.3	- 19.8%
Lookout Mountain	\$283,250	\$285,000	+ 0.6%	21.5	18.5	- 13.8%
Marion County	\$100,250	\$91,500	- 8.7%	17.1	15.6	- 8.9%
N Ham Co/Soddy/Bakewell/Sale Cr/Middle Valley	\$151,410	\$148,000	- 2.3%	8.8	7.6	- 13.3%
N. Chatt - Mtn. Creek - Riverview - Rivermont	\$166,900	\$164,000	- 1.7%	15.1	10.2	- 32.7%
Ooltewah/Snow Hill	\$205,000	\$226,000	+ 10.2%	9.2	9.8	+ 7.1%
Red Bank City Limits	\$103,900	\$105,000	+ 1.1%	9.0	10.1	+ 11.6%
Sequatchie County	\$118,800	\$92,500	- 22.1%	25.4	16.2	- 36.2%
Signal Mtn - Walden-Suck Creek	\$264,000	\$285,000	+ 8.0%	11.7	9.1	- 22.1%
Tiftonia - Lookout Valley - Elder Mountain	\$180,000	\$167,250	- 7.1%	13.6	10.3	- 24.6%
Volunteer Site to Hunter Road	\$157,000	\$160,500	+ 2.2%	6.5	5.2	- 19.9%
Walker County	\$93,815	\$86,785	- 7.5%	13.1	12.1	- 7.1%