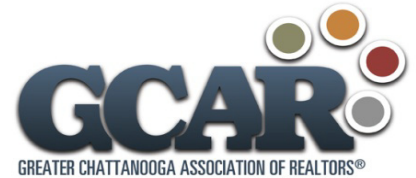


# Annual Report on the Greater Chattanooga Housing Market

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FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM THE GREATER  
CHATTANOOGA ASSOCIATION OF REALTORS® MULTIPLE LISTING SERVICE



# 2011



# 2011 Annual Report on the Greater Chattanooga Housing Market



## Change from 2010:

**- 16.6%**

New Listings

**+ 0.3%**

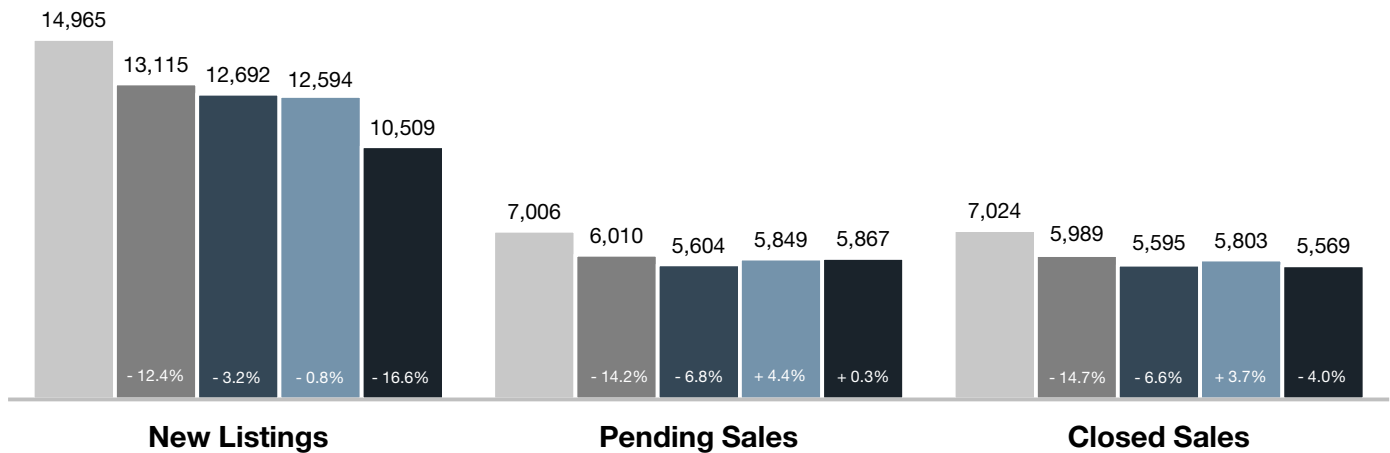
Pending Sales

**- 4.0%**

Closed Sales

## Annual Market Activity

■ 2007 ■ 2008 ■ 2009 ■ 2010 ■ 2011



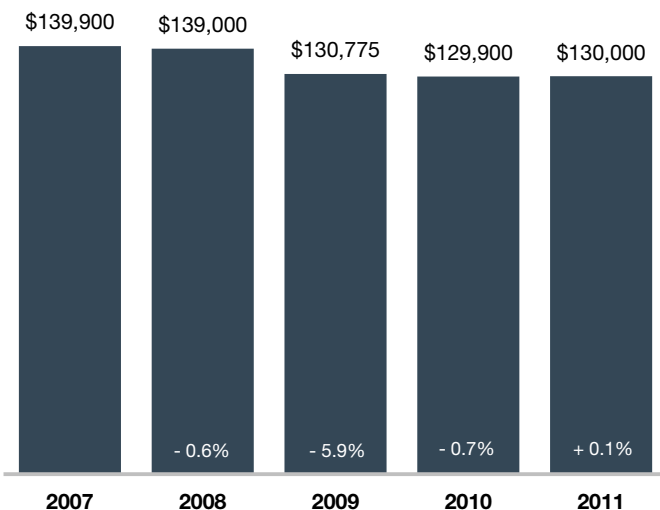
**\$130,000**

Median Sales Price in 2011

**+ 0.1%**

Change from 2010

## Median Sales Price



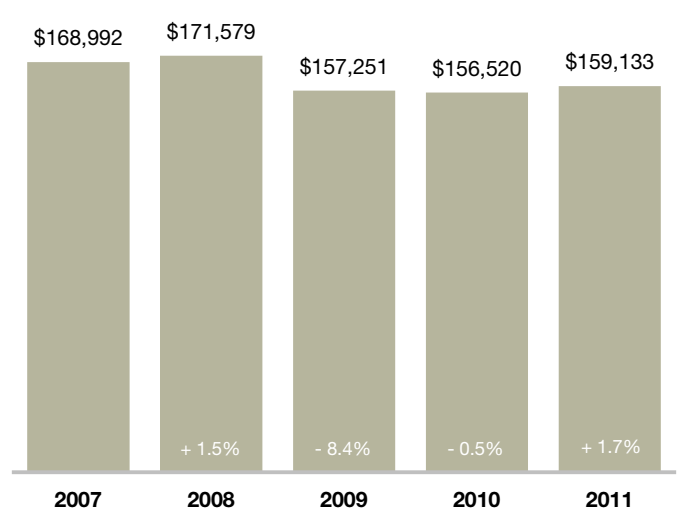
**\$159,133**

Average Sales Price in 2011

**+ 1.7%**

Change from 2010

## Average Sales Price



# 2011 Annual Report on the Greater Chattanooga Housing Market



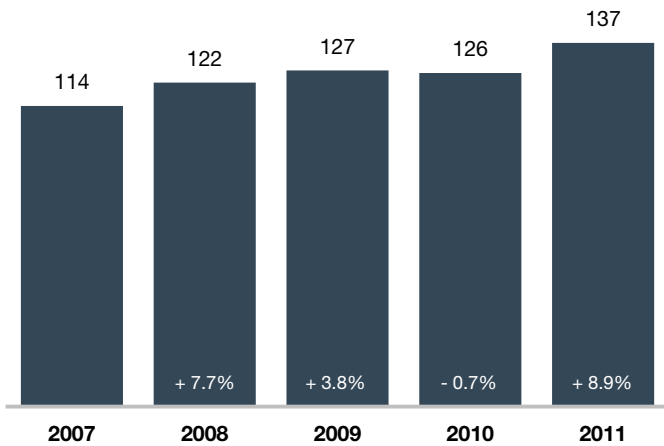
**137**

Days on Market in 2011

**+ 8.9%**

Change from 2010

## Days on Market Until Sale



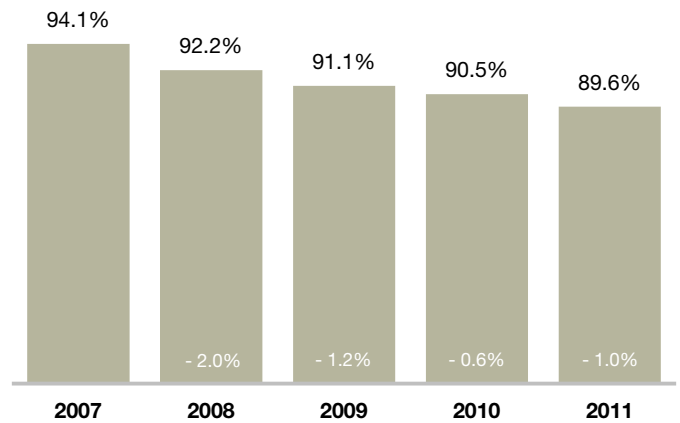
**89.6%**

Pct. of Orig. Price Received in 2011

**- 1.0%**

Change from 2010

## Pct. of Orig. Price Received



**9.4**

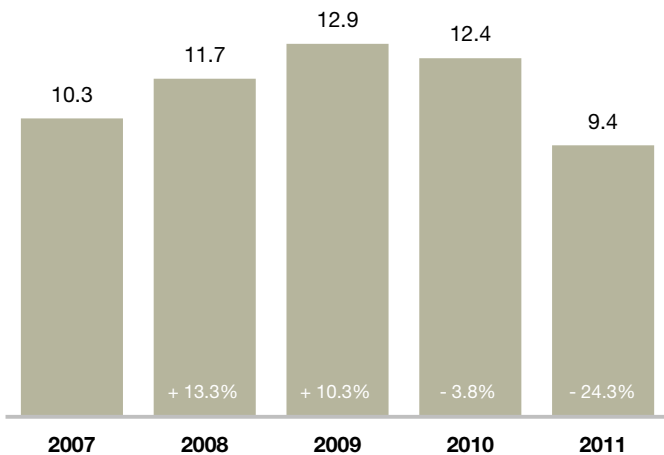
Months Supply in 2011

**- 24.3%**

Change from 2010

## Months Supply of Inventory

At the end of each year.



**4,586**

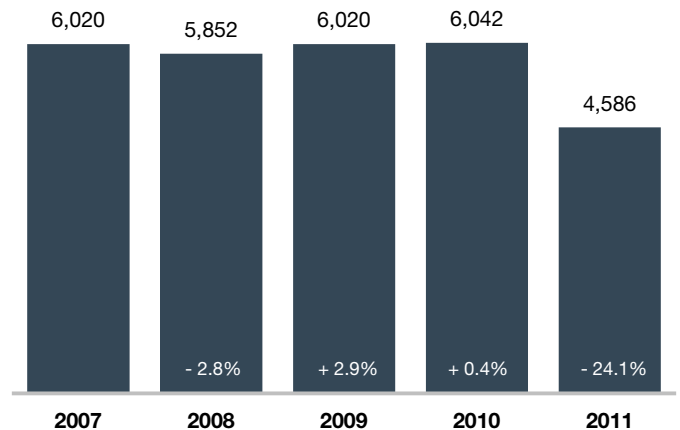
Homes for Sale in 2011

**- 24.1%**

Change from 2010

## Inventory of Homes for Sale

At the end of each year.



# 2011 Annual Report on the Greater Chattanooga Housing Market



Area Overviews	New Listings			Closed Sales		
	2010	2011	Percentage Change	2010	2011	Percentage Change
Alabama	148	114	- 23.0%	39	49	+ 25.6%
All Other Georgia Counties	34	36	+ 5.9%	12	19	+ 58.3%
Bledsoe	134	103	- 23.1%	39	34	- 12.8%
Bradley County	1,098	740	- 32.6%	427	408	- 4.4%
Brainerd-East Brainerd	999	870	- 12.9%	494	466	- 5.7%
Catoosa County	1,213	1,002	- 17.4%	544	506	- 7.0%
Chattooga	91	72	- 20.9%	36	41	+ 13.9%
City of East Ridge	421	377	- 10.5%	197	193	- 2.0%
Collegedale - Includes Apison	198	146	- 26.3%	99	72	- 27.3%
Counties Other than Hamilton-excluding GA	90	103	+ 14.4%	41	46	+ 12.2%
Dade County	209	214	+ 2.4%	68	96	+ 41.2%
Downtown - St. Elmo - High Park - Avondale - Miss Ridge	757	601	- 20.6%	357	299	- 16.2%
E Brainerd - County / Ooltewah	590	515	- 12.7%	287	300	+ 4.5%
Hixson-Chattanooga City Limits	511	386	- 24.5%	246	209	- 15.0%
Hwy 58 - City - Eastdale / Dalewood / Tyner	399	332	- 16.8%	189	176	- 6.9%
Hwy 58 / Harrison / Georgetown	376	320	- 14.9%	198	164	- 17.2%
Lookout Mountain	134	125	- 6.7%	54	58	+ 7.4%
Marion	278	196	- 29.5%	127	106	- 16.5%
McMinn County	102	76	- 25.5%	37	37	0.0%
Meigs	86	56	- 34.9%	23	21	- 8.7%
Monroe	16	5	- 68.8%	5	7	+ 40.0%
N Ham Co / Soddy / Bakewell / Sale Cr / Middle Valley	923	840	- 9.0%	537	501	- 6.7%
N. Chatt-Mtn. Creek-Riverview-Rivermont	650	631	- 2.9%	342	348	+ 1.8%
Ooltewah / Snow Hill	420	385	- 8.3%	212	218	+ 2.8%
Polk	92	61	- 33.7%	27	19	- 29.6%
Red Bank City Limits	260	200	- 23.1%	118	102	- 13.6%
Rhea County	300	230	- 23.3%	117	84	- 28.2%
Sequatchie	257	234	- 8.9%	105	99	- 5.7%
Signal Mtn-Walden-Suck Creek	362	324	- 10.5%	168	202	+ 20.2%
Tiftonia - Lookout Valley - Elder Mountain	118	118	0.0%	57	51	- 10.5%
Van Buren	18	8	- 55.6%	4	3	- 25.0%
Volunteer Site to Hunter Road	141	135	- 4.3%	82	75	- 8.5%
Walker County	972	810	- 16.7%	410	449	+ 9.5%
Whitfield	197	144	- 26.9%	105	111	+ 5.7%

# 2011 Annual Report on the Greater Chattanooga Housing Market



Area Overviews	Median Sales Price			Homes for Sale		
	2010	2011	Percentage Change	2010	2011	Percentage Change
Alabama	\$80,000	\$99,000	+ 23.8%	97	71	- 26.8%
All Other Georgia Counties	\$65,500	\$61,750	- 5.7%	16	17	+ 6.3%
Bledsoe	\$74,200	\$107,500	+ 44.9%	91	61	- 33.0%
Bradley County	\$139,925	\$134,500	- 3.9%	529	310	- 41.4%
Brainerd-East Brainerd	\$129,950	\$121,900	- 6.2%	448	359	- 19.9%
Catoosa County	\$123,000	\$120,000	- 2.4%	504	398	- 21.0%
Chattooga	\$84,590	\$44,500	- 47.4%	39	34	- 12.8%
City of East Ridge	\$83,900	\$85,000	+ 1.3%	181	143	- 21.0%
Collegedale - Includes Apison	\$197,500	\$231,250	+ 17.1%	78	67	- 14.1%
Counties Other than Hamilton-excluding GA	\$148,700	\$77,500	- 47.9%	58	61	+ 5.2%
Dade County	\$116,500	\$92,900	- 20.3%	131	129	- 1.5%
Downtown - St. Elmo - High Park - Avondale - Miss Ridge	\$47,000	\$65,000	+ 38.3%	449	326	- 27.4%
E Brainerd - County / Ooltewah	\$210,000	\$212,000	+ 1.0%	259	202	- 22.0%
Hixson-Chattanooga City Limits	\$135,000	\$139,000	+ 3.0%	222	159	- 28.4%
Hwy 58 - City - Eastdale / Dalewood / Tyner	\$120,000	\$100,750	- 16.0%	180	143	- 20.6%
Hwy 58 / Harrison / Georgetown	\$123,750	\$128,700	+ 4.0%	154	127	- 17.5%
Lookout Mountain	\$277,500	\$249,500	- 10.1%	96	78	- 18.8%
Marion	\$91,500	\$97,000	+ 6.0%	172	134	- 22.1%
McMinn County	\$78,925	\$68,000	- 13.8%	48	35	- 27.1%
Meigs	\$82,000	\$146,000	+ 78.0%	47	22	- 53.2%
Monroe	\$51,500	\$42,500	- 17.5%	9	1	- 88.9%
N Ham Co / Soddy / Bakewell / Sale Cr / Middle Valley	\$147,400	\$154,250	+ 4.6%	380	319	- 16.1%
N. Chatt-Mtn. Creek-Riverview-Rivermont	\$164,000	\$186,000	+ 13.4%	361	277	- 23.3%
Ooltewah / Snow Hill	\$225,000	\$225,500	+ 0.2%	191	148	- 22.5%
Polk	\$90,700	\$155,000	+ 70.9%	47	39	- 17.0%
Red Bank City Limits	\$105,000	\$99,000	- 5.7%	98	70	- 28.6%
Rhea County	\$105,000	\$92,500	- 11.9%	172	128	- 25.6%
Sequatchie	\$92,500	\$97,250	+ 5.1%	167	136	- 18.6%
Signal Mtn-Walden-Suck Creek	\$285,000	\$260,000	- 8.8%	154	123	- 20.1%
Tiftonia - Lookout Valley - Elder Mountain	\$166,000	\$199,700	+ 20.3%	58	65	+ 12.1%
Van Buren	\$121,300	\$48,800	- 59.8%	11	4	- 63.6%
Volunteer Site to Hunter Road	\$160,250	\$162,000	+ 1.1%	42	43	+ 2.4%
Walker County	\$86,643	\$82,950	- 4.3%	474	314	- 33.8%
Whitfield	\$79,450	\$67,500	- 15.0%	79	44	- 44.3%