

# 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



# 2012



# 2012 Annual Report on the Greater Chattanooga Housing Market



**Change from 2011:**

**+ 6.9%**

New Listings

**+ 16.3%**

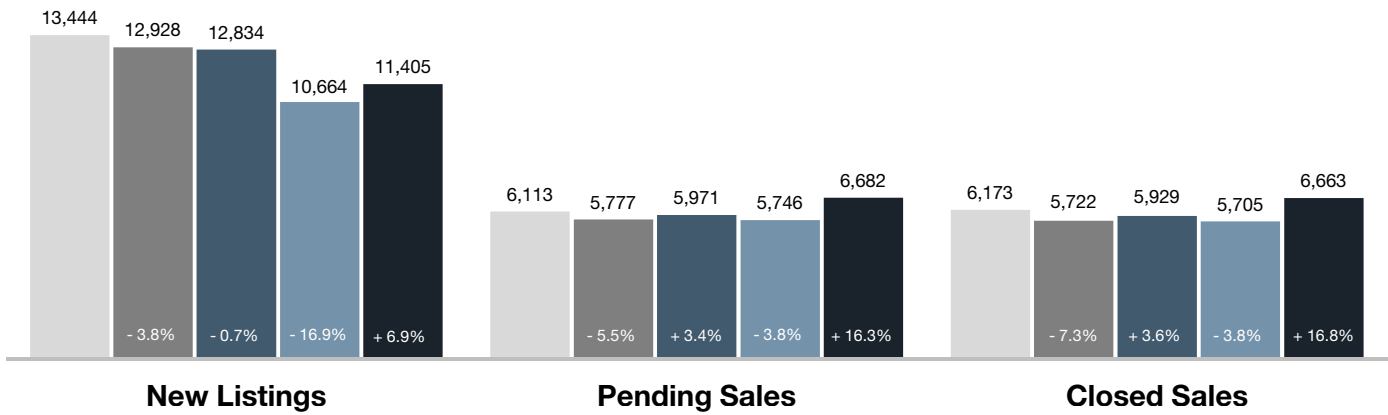
Pending Sales

**+ 16.8%**

Closed Sales

## Annual Market Activity

■ 2008 ■ 2009 ■ 2010 ■ 2011 ■ 2012



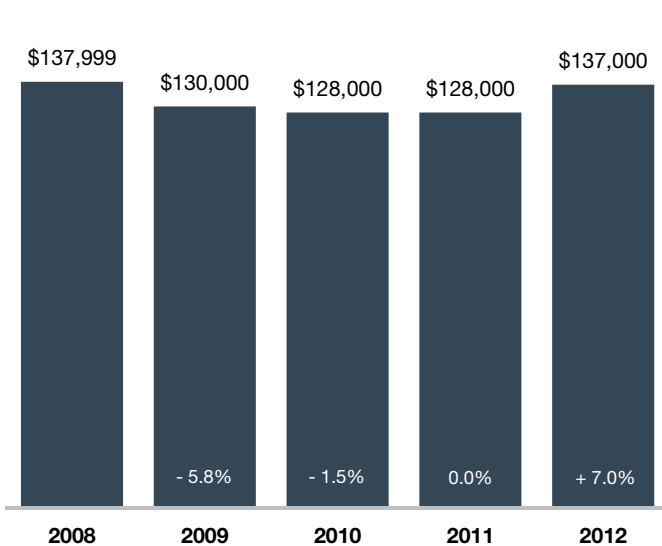
**\$137,000**

Median Sales Price in 2012

**+ 7.0%**

Change from 2011

## Median Sales Price



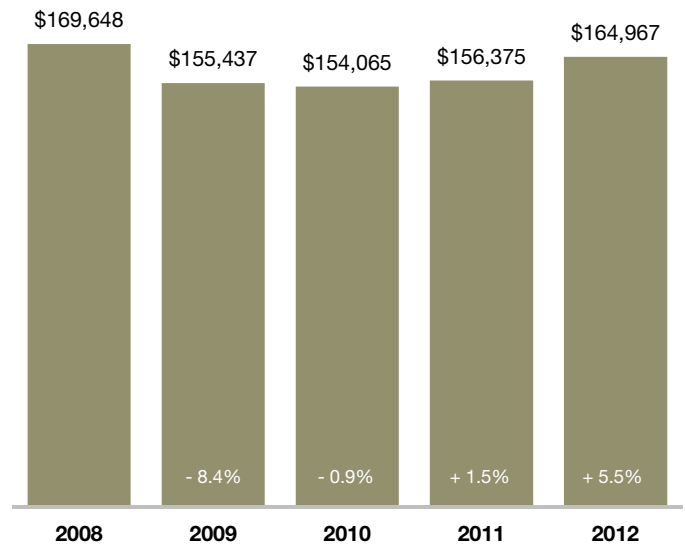
**\$164,967**

Average Sales Price in 2012

**+ 5.5%**

Change from 2011

## Average Sales Price



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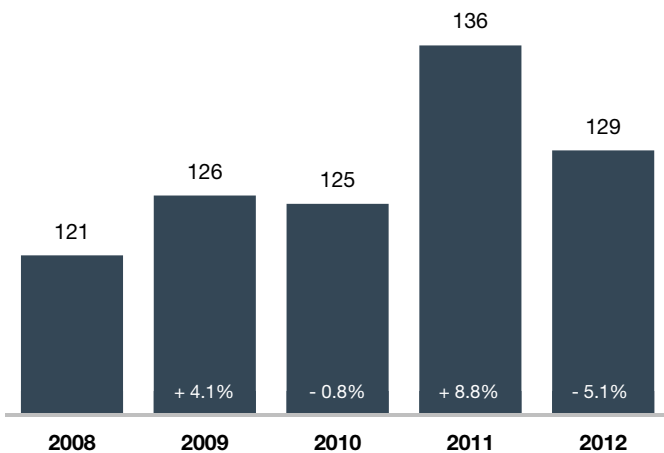
**129**

Days on Market in 2012

**- 5.1%**

Change from 2011

## Days on Market Until Sale



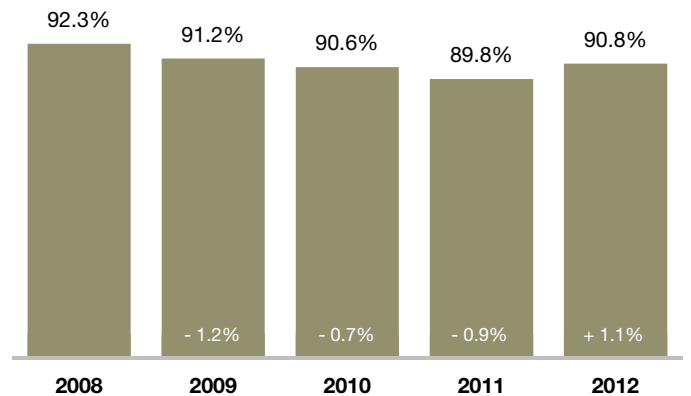
**90.8%**

Pct. of Orig. Price Received in 2012

**+ 1.1%**

Change from 2011

## Pct. of Orig. Price Received



**8.1**

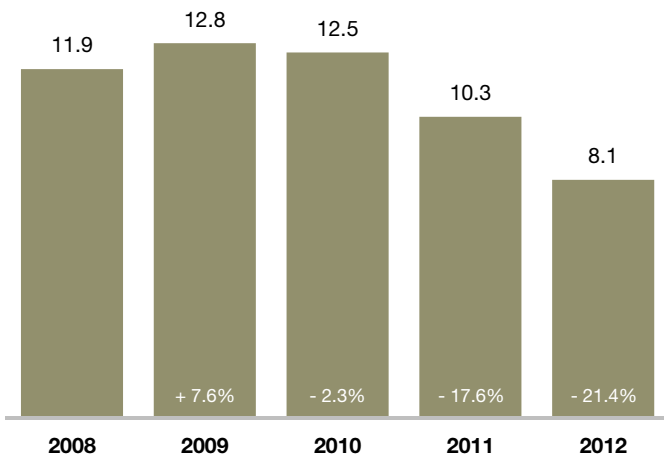
Months Supply in 2012

**- 21.4%**

Change from 2011

## Months Supply of Inventory

At the end of each year.



**4,534**

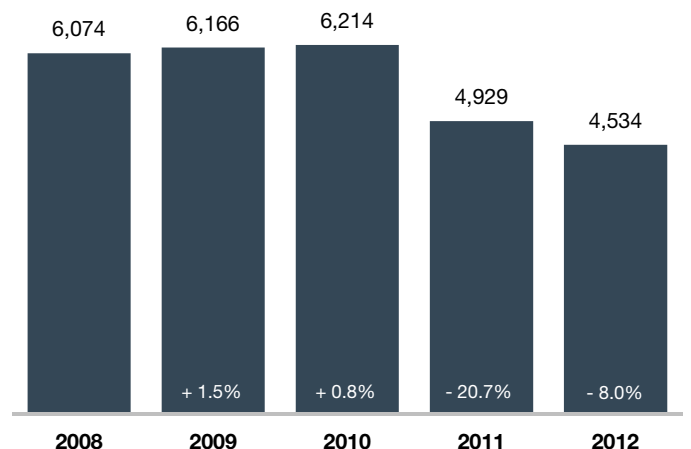
Homes for Sale in 2012

**- 8.0%**

Change from 2011

## Inventory of Homes for Sale

At the end of each year.



# 2012 Annual Report on the Greater Chattanooga Housing Market



|   | New Listings |       |                   | Closed Sales |      |                   |
|---|--------------|-------|-------------------|--------------|------|-------------------|
|   | 2011         | 2012  | Percentage Change | 2011         | 2012 | Percentage Change |
| Alabama   | 114          | 113   | - 0.9%            | 49           | 26   | - 46.9%           |
| All Other Georgia Counties                              | 37           | 62    | + 67.6%           | 18           | 40   | + 122.2%          |
| Bledsoe   | 113          | 88    | - 22.1%           | 38           | 41   | + 7.9%            |
| Bradley County  | 754          | 794   | + 5.3%            | 416          | 385  | - 7.5%            |
| Brainerd-East Brainerd                                  | 863          | 891   | + 3.2%            | 472          | 547  | + 15.9%           |
| Catoosa County  | 1,023        | 1,109 | + 8.4%            | 526          | 634  | + 20.5%           |
| Chattooga   | 74           | 79    | + 6.8%            | 42           | 54   | + 28.6%           |
| City of East Ridge                                      | 380          | 405   | + 6.6%            | 195          | 236  | + 21.0%           |
| Collegedale - Includes Apison                           | 149          | 183   | + 22.8%           | 75           | 97   | + 29.3%           |
| Counties Other than Hamilton-excluding GA               | 101          | 139   | + 37.6%           | 49           | 68   | + 38.8%           |
| Dade County   | 216          | 218   | + 0.9%            | 98           | 107  | + 9.2%            |
| Downtown - St. Elmo - High Park - Avondale - Miss Ridge | 601          | 564   | - 6.2%            | 301          | 335  | + 11.3%           |
| E Brainerd - County / Ooltewah                          | 523          | 579   | + 10.7%           | 306          | 399  | + 30.4%           |
| Hixson-Chattanooga City Limits                          | 387          | 507   | + 31.0%           | 212          | 316  | + 49.1%           |
| Hwy 58 - City - Eastdale / Dalewood / Tyner             | 342          | 337   | - 1.5%            | 179          | 202  | + 12.8%           |
| Hwy 58 / Harrison / Georgetown                          | 321          | 363   | + 13.1%           | 168          | 227  | + 35.1%           |
| Lookout Mountain  | 126          | 169   | + 34.1%           | 56           | 81   | + 44.6%           |
| Marion  | 200          | 252   | + 26.0%           | 108          | 132  | + 22.2%           |
| McMinn County   | 77           | 72    | - 6.5%            | 37           | 29   | - 21.6%           |
| Meigs   | 58           | 61    | + 5.2%            | 23           | 20   | - 13.0%           |
| Monroe  | 5            | 14    | + 180.0%          | 8            | 7    | - 12.5%           |
| N Ham Co / Soddy / Bakewell / Sale Cr / Middle Valley   | 848          | 881   | + 3.9%            | 512          | 600  | + 17.2%           |
| N. Chatt-Mtn. Creek-Riverview-Rivermont                 | 650          | 668   | + 2.8%            | 364          | 459  | + 26.1%           |
| Ooltewah / Snow Hill                                    | 392          | 455   | + 16.1%           | 226          | 299  | + 32.3%           |
| Polk  | 63           | 56    | - 11.1%           | 20           | 23   | + 15.0%           |
| Red Bank City Limits                                    | 207          | 189   | - 8.7%            | 105          | 122  | + 16.2%           |
| Rhea County   | 242          | 386   | + 59.5%           | 88           | 145  | + 64.8%           |
| Sequatchie  | 233          | 224   | - 3.9%            | 102          | 118  | + 15.7%           |
| Signal Mtn-Walden-Suck Creek                            | 327          | 353   | + 8.0%            | 205          | 206  | + 0.5%            |
| Tiftonia - Lookout Valley - Elder Mountain              | 122          | 128   | + 4.9%            | 54           | 78   | + 44.4%           |
| Van Buren   | 6            | 18    | + 200.0%          | 2            | 10   | + 400.0%          |
| Volunteer Site to Hunter Road                           | 138          | 118   | - 14.5%           | 75           | 89   | + 18.7%           |
| Walker County   | 822          | 796   | - 3.2%            | 462          | 450  | - 2.6%            |
| Whitfield   | 150          | 134   | - 10.7%           | 114          | 81   | - 28.9%           |

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|   | Median Sales Price |           |                   | Homes for Sale |      |                   |
|---|--------------------|-----------|-------------------|----------------|------|-------------------|
|   | 2011               | 2012      | Percentage Change | 2011           | 2012 | Percentage Change |
| Alabama   | \$99,500           | \$103,000 | + 3.5%            | 80             | 63   | - 21.3%           |
| All Other Georgia Counties                              | \$47,313           | \$60,000  | + 26.8%           | 16             | 21   | + 31.3%           |
| Bledsoe   | \$97,500           | \$109,500 | + 12.3%           | 71             | 50   | - 29.6%           |
| Bradley County  | \$134,000          | \$140,900 | + 5.1%            | 329            | 393  | + 19.5%           |
| Brainerd-East Brainerd                                  | \$120,000          | \$126,603 | + 5.5%            | 372            | 348  | - 6.5%            |
| Catoosa County  | \$119,950          | \$120,000 | + 0.0%            | 434            | 381  | - 12.2%           |
| Chattooga   | \$38,000           | \$47,289  | + 24.4%           | 36             | 37   | + 2.8%            |
| City of East Ridge                                      | \$84,250           | \$85,000  | + 0.9%            | 155            | 147  | - 5.2%            |
| Collegedale - Includes Apison                           | \$229,000          | \$219,000 | - 4.4%            | 68             | 77   | + 13.2%           |
| Counties Other than Hamilton-excluding GA               | \$77,500           | \$77,000  | - 0.6%            | 60             | 62   | + 3.3%            |
| Dade County   | \$90,000           | \$108,000 | + 20.0%           | 140            | 118  | - 15.7%           |
| Downtown - St. Elmo - High Park - Avondale - Miss Ridge | \$40,000           | \$75,500  | + 88.8%           | 353            | 283  | - 19.8%           |
| E Brainerd - County / Ooltewah                          | \$212,775          | \$202,400 | - 4.9%            | 223            | 183  | - 17.9%           |
| Hixson-Chattanooga City Limits                          | \$135,603          | \$149,700 | + 10.4%           | 167            | 175  | + 4.8%            |
| Hwy 58 - City - Eastdale / Dalewood / Tyner             | \$95,500           | \$90,250  | - 5.5%            | 156            | 114  | - 26.9%           |
| Hwy 58 / Harrison / Georgetown                          | \$128,350          | \$131,500 | + 2.5%            | 133            | 133  | 0.0%              |
| Lookout Mountain  | \$239,500          | \$325,000 | + 35.7%           | 80             | 83   | + 3.8%            |
| Marion  | \$95,000           | \$99,500  | + 4.7%            | 146            | 154  | + 5.5%            |
| McMinn County   | \$57,400           | \$95,000  | + 65.5%           | 37             | 46   | + 24.3%           |
| Meigs   | \$146,000          | \$153,500 | + 5.1%            | 25             | 35   | + 40.0%           |
| Monroe  | \$41,250           | \$24,300  | - 41.1%           | 0              | 5    | --                |
| N Ham Co / Soddy / Bakewell / Sale Cr / Middle Valley   | \$152,350          | \$157,200 | + 3.2%            | 341            | 296  | - 13.2%           |
| N. Chatt-Mtn. Creek-Riverview-Rivermont                 | \$188,000          | \$194,500 | + 3.5%            | 301            | 234  | - 22.3%           |
| Ooltewah / Snow Hill                                    | \$225,000          | \$225,000 | 0.0%              | 157            | 135  | - 14.0%           |
| Polk  | \$135,000          | \$107,000 | - 20.7%           | 39             | 33   | - 15.4%           |
| Red Bank City Limits                                    | \$98,750           | \$92,500  | - 6.3%            | 78             | 61   | - 21.8%           |
| Rhea County   | \$92,500           | \$104,600 | + 13.1%           | 148            | 193  | + 30.4%           |
| Sequatchie  | \$90,250           | \$118,500 | + 31.3%           | 143            | 109  | - 23.8%           |
| Signal Mtn-Walden-Suck Creek                            | \$260,000          | \$277,700 | + 6.8%            | 133            | 125  | - 6.0%            |
| Tiftonia - Lookout Valley - Elder Mountain              | \$193,300          | \$198,988 | + 2.9%            | 70             | 54   | - 22.9%           |
| Van Buren   | \$52,500           | \$41,000  | - 21.9%           | 4              | 5    | + 25.0%           |
| Volunteer Site to Hunter Road                           | \$162,000          | \$162,500 | + 0.3%            | 50             | 37   | - 26.0%           |
| Walker County   | \$79,000           | \$78,375  | - 0.8%            | 333            | 306  | - 8.1%            |
| Whitfield   | \$66,900           | \$62,500  | - 6.6%            | 51             | 38   | - 25.5%           |