

Annual Report on the Greater Chattanooga Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY FOR
GREATER CHATTANOOGA REALTORS®



GREATER
CHATTANOOGA
REALTORS®

2019

Change from 2018:

+ 5.5%

New Listings

+ 9.7%

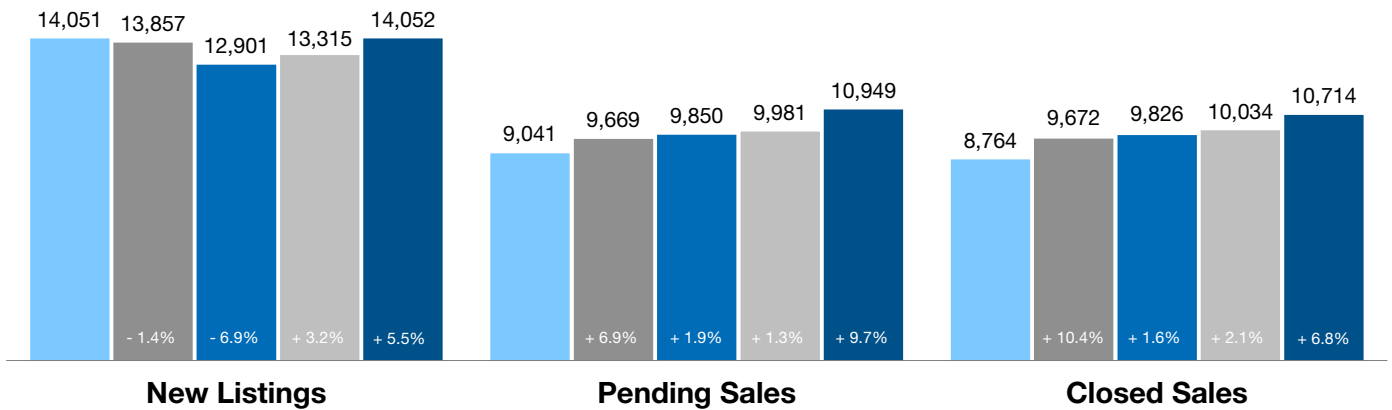
Pending Sales

+ 6.8%

Closed Sales

Annual Market Activity

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019



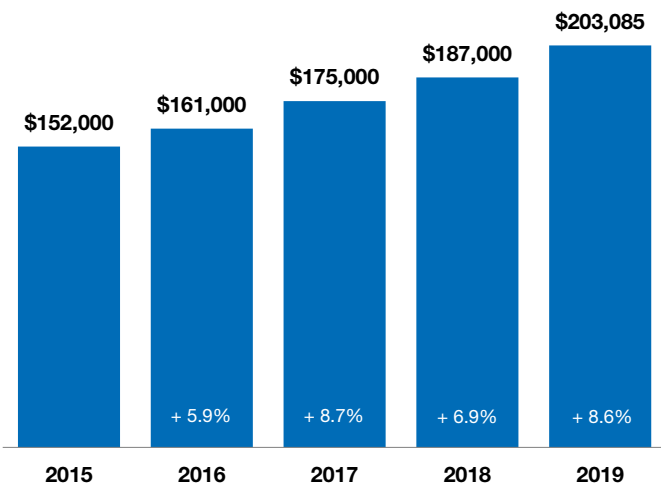
\$203,085

Median Sales Price in 2019

+ 8.6%

Change from 2018

Median Sales Price



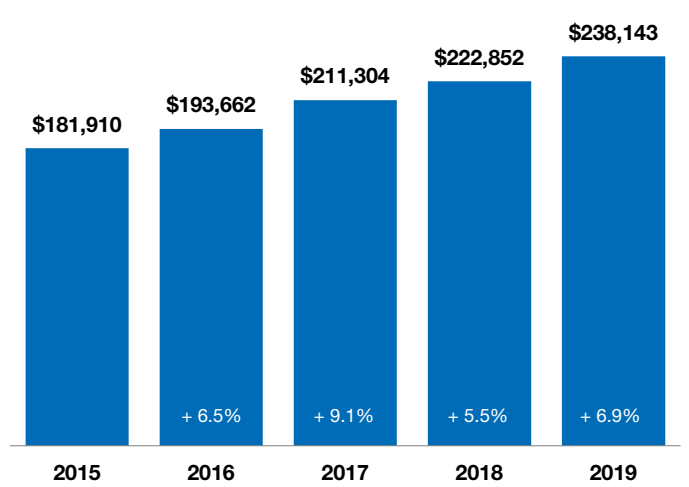
\$238,143

Avg. Sales Price in 2019

+ 6.9%

Change from 2018

Average Sales Price



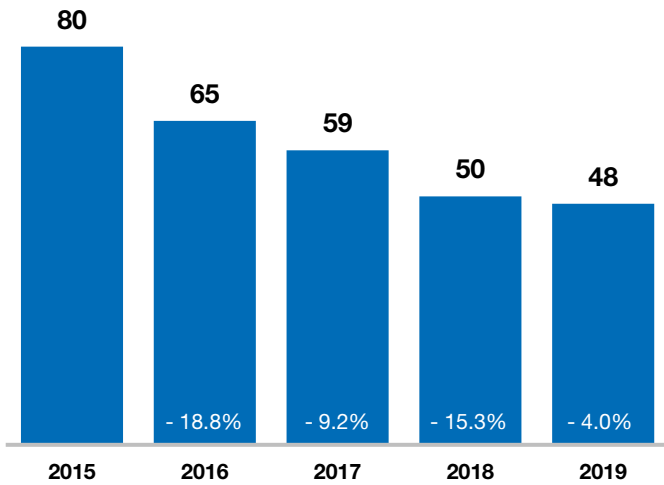
48

Days on Market in 2019

- 4.0%

Change from 2018

Days on Market Until Sale



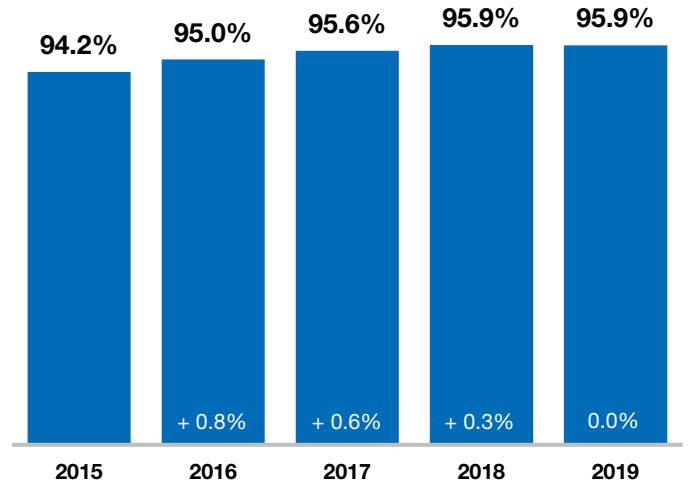
95.9%

Pct. of Orig. Price Received in 2019

0.0%

Change from 2018

Pct. of Orig. Price Received



2.6

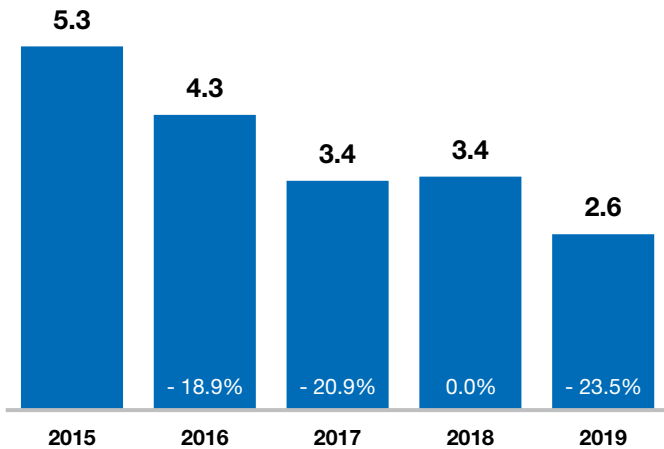
Months Supply in 2019

- 23.5%

Change from 2018

Months Supply of Inventory

At the end of each year



2,349

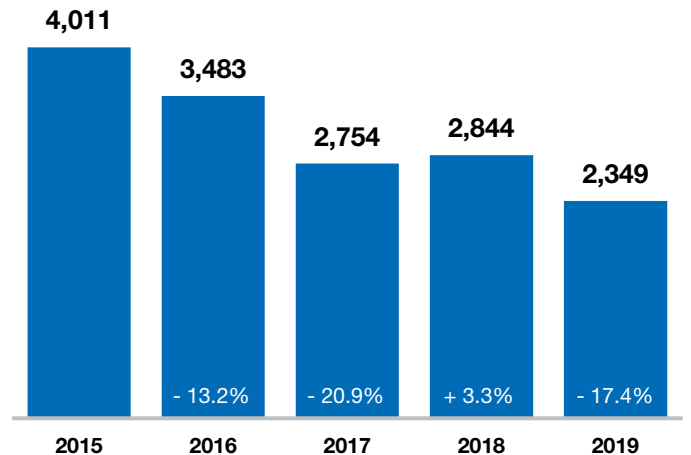
Homes for Sale in 2019

- 17.4%

Change from 2018

Inventory of Homes for Sale

At the end of each year



2019 Annual Report on the Greater Chattanooga Housing Market



	New Listings			Closed Sales		
	2018	2019	Percentage Change	2018	2019	Percentage Change
Apison	125	127	+ 1.6%	83	99	+ 19.3%
Bakewell / Lakesite / Sale Creek / Soddy	549	584	+ 6.4%	444	484	+ 9.0%
Bradley County	1,116	1,248	+ 11.8%	852	915	+ 7.4%
Brainerd	347	342	- 1.4%	268	289	+ 7.8%
Catoosa County	1,162	1,254	+ 7.9%	932	1,029	+ 10.4%
Chattanooga	4,290	4,544	+ 5.9%	3,250	3,478	+ 7.0%
Chattooga County	93	92	- 1.1%	65	69	+ 6.2%
Collegedale	1	1	0.0%	1	1	0.0%
Dade County	212	206	- 2.8%	138	126	- 8.7%
Downtown Chattanooga	1,313	1,437	+ 9.4%	857	982	+ 14.6%
East Brainerd	984	997	+ 1.3%	805	824	+ 2.4%
East Ridge	26	16	- 38.5%	19	21	+ 10.5%
Hamilton County	7,823	8,240	+ 5.3%	6,014	6,466	+ 7.5%
Harrison / Georgetown	334	399	+ 19.5%	246	265	+ 7.7%
Hixson	877	886	+ 1.0%	758	781	+ 3.0%
Lookout Mountain	74	66	- 10.8%	53	53	0.0%
Marion County	331	286	- 13.6%	231	197	- 14.7%
Ooltewah	1,121	1,123	+ 0.2%	870	902	+ 3.7%
Red Bank	5	8	+ 60.0%	5	3	- 40.0%
Rhea County	348	335	- 3.7%	252	244	- 3.2%
Sequatchie County	229	212	- 7.4%	169	130	- 23.1%
Signal Mountain	350	399	+ 14.0%	244	293	+ 20.1%
St. Elmo / High Park / Avondale	263	247	- 6.1%	171	180	+ 5.3%
Walker County	1,005	1,073	+ 6.8%	749	834	+ 11.3%

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	Median Sales Price			Homes for Sale		
	2018	2019	Percentage Change	2018	2019	Percentage Change
Apison	\$354,900	\$346,775	- 2.3%	42	32	- 23.8%
Bakewell / Lakesite / Sale Creek / Soddy	\$203,000	\$227,500	+ 12.1%	98	86	- 12.2%
Bradley County	\$184,950	\$210,000	+ 13.5%	219	193	- 11.9%
Brainerd	\$124,000	\$135,500	+ 9.3%	61	38	- 37.7%
Catoosa County	\$165,250	\$185,000	+ 12.0%	190	175	- 7.9%
Chattanooga	\$184,000	\$195,163	+ 6.1%	868	648	- 25.3%
Chattooga County	\$107,500	\$115,875	+ 7.8%	27	21	- 22.2%
Collegedale	\$160,900	\$335,000	+ 108.2%	0	0	--
Dade County	\$145,980	\$156,000	+ 6.9%	60	58	- 3.3%
Downtown Chattanooga	\$236,500	\$236,000	- 0.2%	375	288	- 23.2%
East Brainerd	\$213,000	\$228,250	+ 7.2%	157	112	- 28.7%
East Ridge	\$134,900	\$165,000	+ 22.3%	4	0	- 100%
Hamilton County	\$214,000	\$229,900	+ 7.4%	1,579	1,245	- 21.2%
Harrison / Georgetown	\$179,500	\$197,000	+ 9.7%	72	74	+ 2.8%
Hixson	\$206,250	\$220,000	+ 6.7%	111	99	- 10.8%
Lookout Mountain	\$460,000	\$510,000	+ 10.9%	17	14	- 17.6%
Marion County	\$135,000	\$149,900	+ 11.0%	107	78	- 27.1%
Ooltewah	\$279,000	\$300,000	+ 7.5%	263	206	- 21.7%
Red Bank	\$168,500	\$230,000	+ 36.5%	1	7	+ 600.0%
Rhea County	\$159,900	\$164,900	+ 3.1%	95	70	- 26.3%
Sequatchie County	\$153,000	\$160,000	+ 4.6%	64	48	- 25.0%
Signal Mountain	\$386,000	\$391,200	+ 1.3%	88	79	- 10.2%
St. Elmo / High Park / Avondale	\$124,150	\$120,000	- 3.3%	45	30	- 33.3%
Walker County	\$133,596	\$147,500	+ 10.4%	225	184	- 18.2%