

Monthly Indicators



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February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings in the Chattanooga region increased 8.2 percent to 1,350. Pending Sales increased 22.5 percent to 931. Inventory increased 18.6 percent to 3,404.

Median Sales Price decreased 0.3 percent from \$330,500 to \$329,500. Days on Market increased 14.0 percent to 65. Months Supply of Inventory increased 14.7 percent to 3.9.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Monthly Snapshot

+ 1.1%	+ 18.6%	- 0.3%
One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties

Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

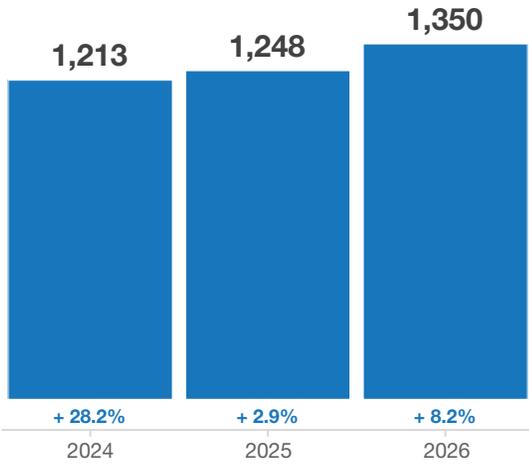


Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,248	1,350	+ 8.2%	2,466	2,771	+ 12.4%
Pending Sales		760	931	+ 22.5%	1,516	1,752	+ 15.6%
Closed Sales		716	724	+ 1.1%	1,302	1,309	+ 0.5%
Days on Market Until Sale		57	65	+ 14.0%	57	64	+ 12.3%
Median Sales Price		\$330,500	\$329,500	- 0.3%	\$329,900	\$330,000	+ 0.0%
Avg. Sales Price		\$384,534	\$397,632	+ 3.4%	\$385,647	\$392,812	+ 1.9%
Pct. of Orig. Price Received		95.0%	94.6%	- 0.4%	94.6%	94.3%	- 0.3%
Affordability Index		93	99	+ 6.5%	93	99	+ 6.5%
Homes for Sale		2,870	3,404	+ 18.6%	—	—	—
Months Supply of Inventory		3.4	3.9	+ 14.7%	—	—	—

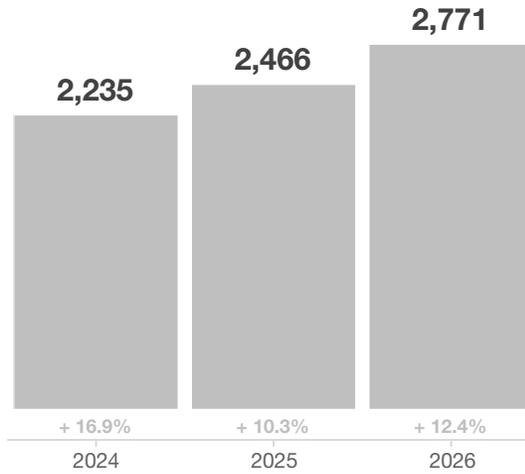
New Listings

A count of the properties that have been newly listed on the market in a given month.

February

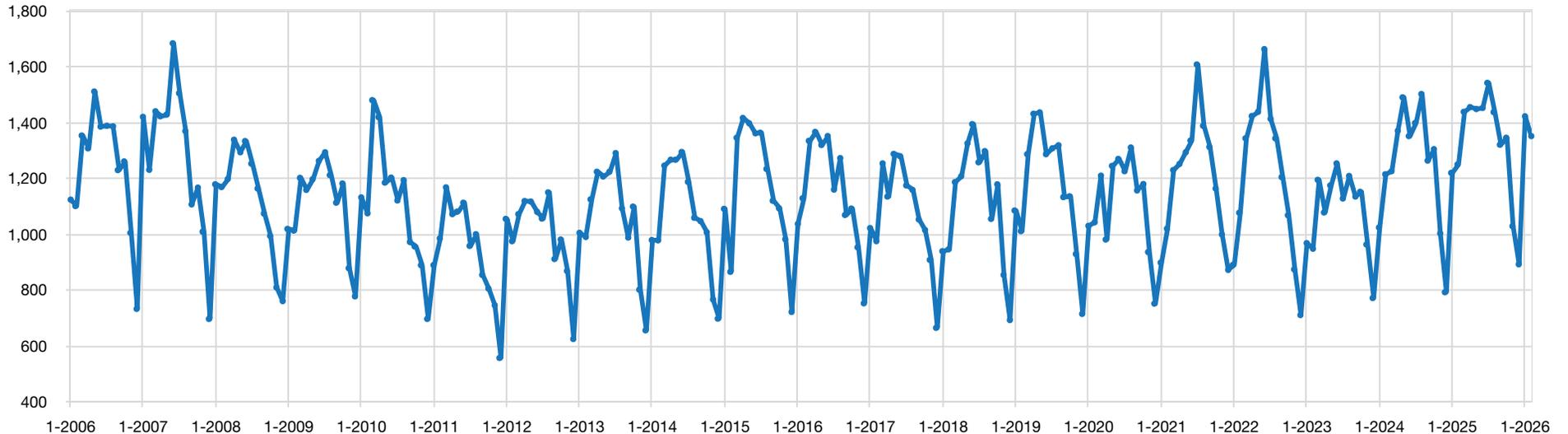


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Mar-2025	1,437	1,224	+ 17.4%
Apr-2025	1,454	1,369	+ 6.2%
May-2025	1,447	1,489	- 2.8%
Jun-2025	1,451	1,350	+ 7.5%
Jul-2025	1,541	1,397	+ 10.3%
Aug-2025	1,436	1,501	- 4.3%
Sep-2025	1,319	1,262	+ 4.5%
Oct-2025	1,344	1,303	+ 3.1%
Nov-2025	1,027	1,001	+ 2.6%
Dec-2025	890	790	+ 12.7%
Jan-2026	1,421	1,218	+ 16.7%
Feb-2026	1,350	1,248	+ 8.2%
12-Month Avg	1,343	1,263	+ 6.3%

Historical New Listings by Month

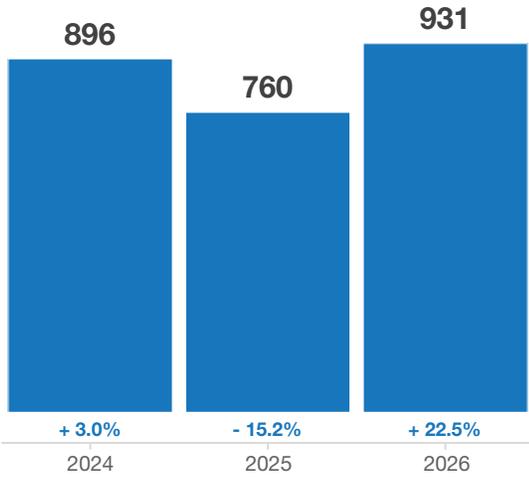


Pending Sales

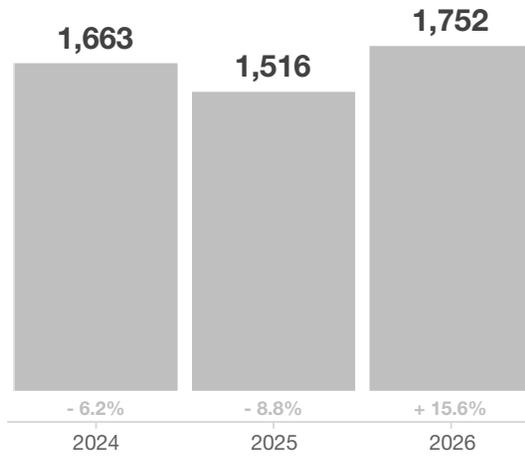
A count of the properties on which offers have been accepted in a given month.



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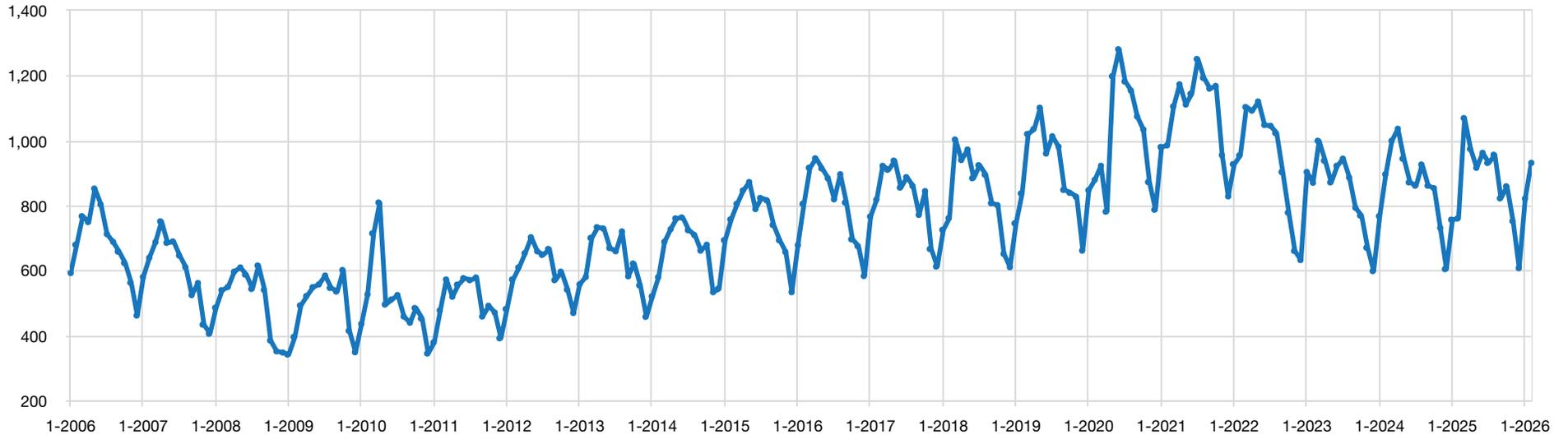


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Mar-2025	1,069	999	+ 7.0%
Apr-2025	974	1,036	- 6.0%
May-2025	916	944	- 3.0%
Jun-2025	962	871	+ 10.4%
Jul-2025	931	861	+ 8.1%
Aug-2025	956	926	+ 3.2%
Sep-2025	822	861	- 4.5%
Oct-2025	859	853	+ 0.7%
Nov-2025	752	731	+ 2.9%
Dec-2025	607	604	+ 0.5%
Jan-2026	821	756	+ 8.6%
Feb-2026	931	760	+ 22.5%
12-Month Avg	883	850	+ 3.9%

Historical Pending Sales by Month

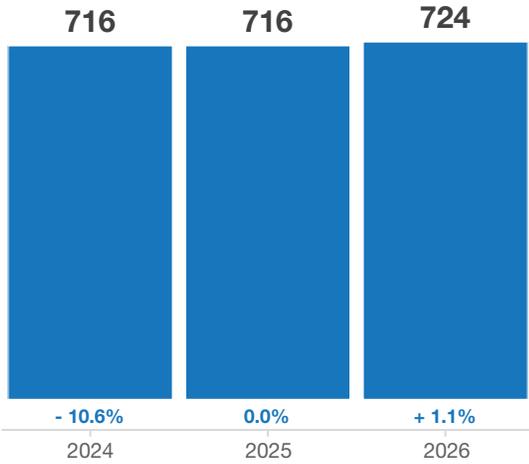


Closed Sales

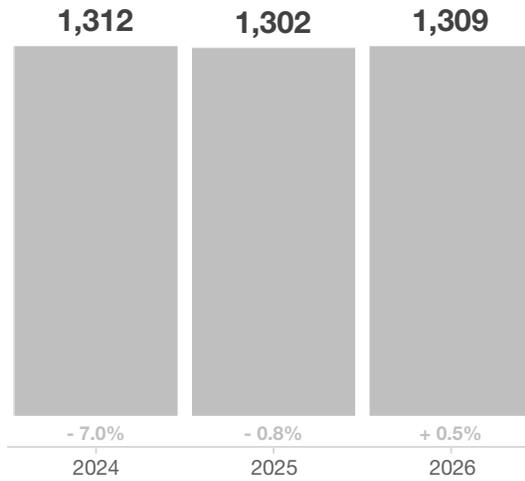
A count of the actual sales that closed in a given month.



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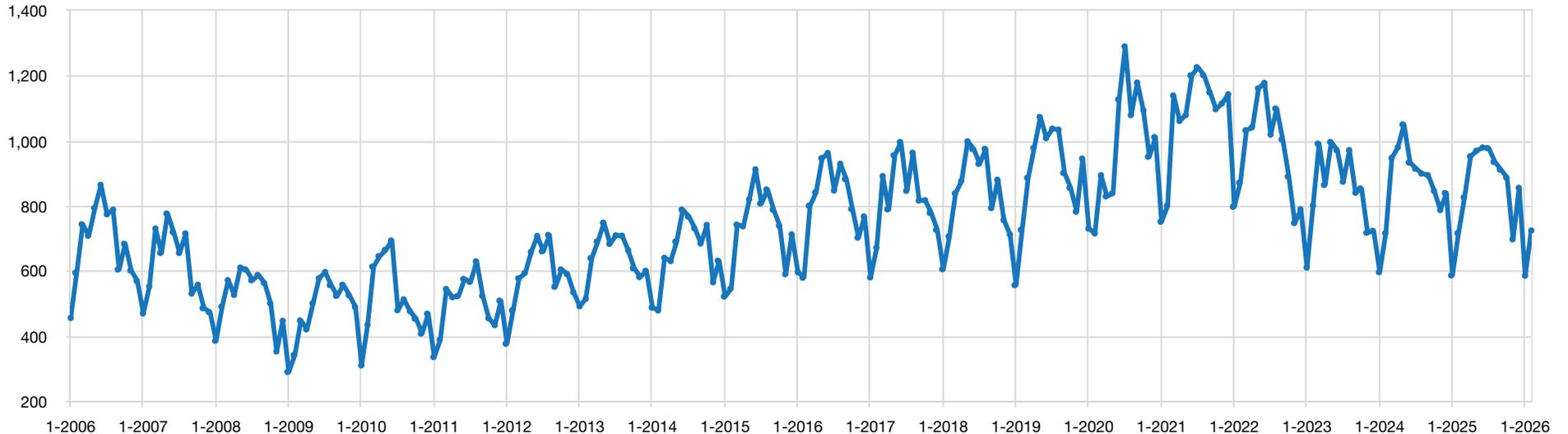


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
Mar-2025	826	947	- 12.8%
Apr-2025	952	980	- 2.9%
May-2025	969	1,050	- 7.7%
Jun-2025	979	933	+ 4.9%
Jul-2025	977	914	+ 6.9%
Aug-2025	935	899	+ 4.0%
Sep-2025	911	894	+ 1.9%
Oct-2025	887	846	+ 4.8%
Nov-2025	697	787	- 11.4%
Dec-2025	855	839	+ 1.9%
Jan-2026	585	586	- 0.2%
Feb-2026	724	716	+ 1.1%
12-Month Avg	858	866	- 0.9%

Historical Closed Sales by Month

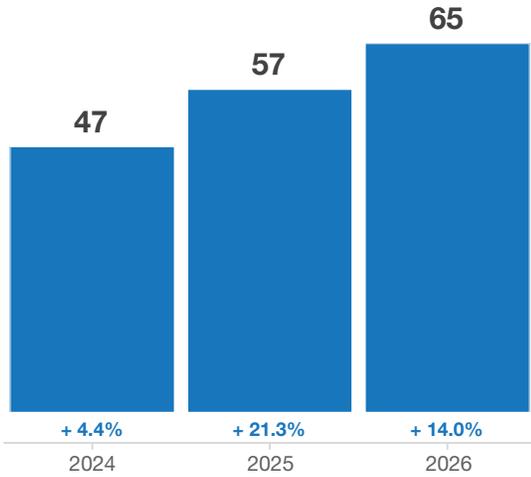


Days on Market Until Sale

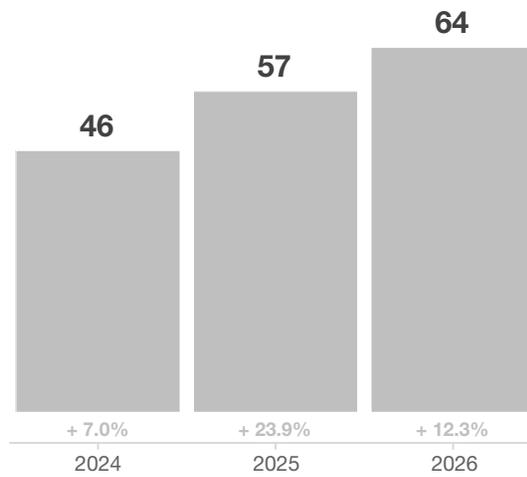
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



Year to Date



Days on Market	Prior Year	Year-Over-Year Change
Mar-2025	50	- 2.0%
Apr-2025	46	+ 9.5%
May-2025	44	+ 29.4%
Jun-2025	50	+ 28.2%
Jul-2025	49	+ 25.6%
Aug-2025	46	+ 21.1%
Sep-2025	46	+ 9.5%
Oct-2025	49	+ 6.5%
Nov-2025	48	+ 9.1%
Dec-2025	58	+ 16.0%
Jan-2026	64	+ 14.3%
Feb-2026	65	+ 14.0%
12-Month Avg*	51	+ 15.1%

* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

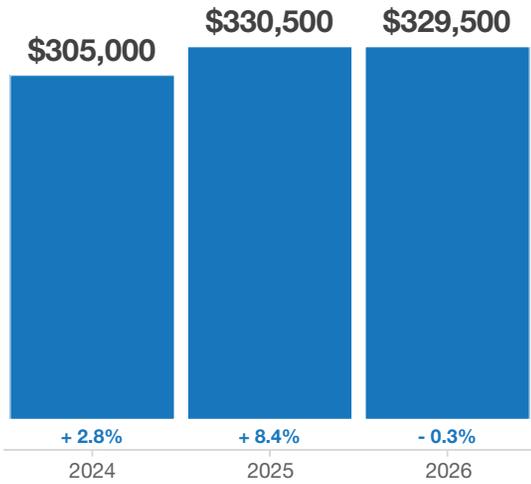


Median Sales Price

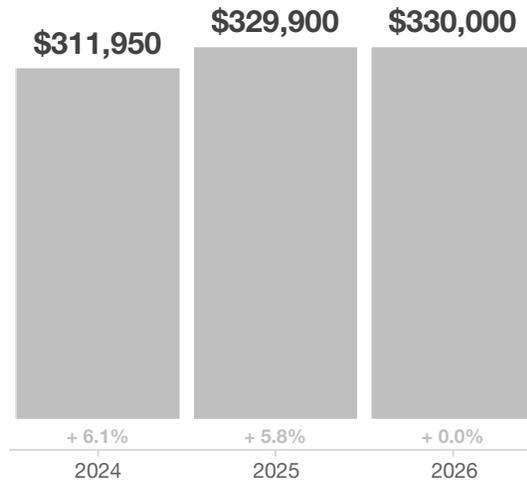
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Mar-2025	\$332,000	\$325,000	+ 2.2%
Apr-2025	\$330,000	\$321,399	+ 2.7%
May-2025	\$342,000	\$340,737	+ 0.4%
Jun-2025	\$346,000	\$346,250	- 0.1%
Jul-2025	\$349,900	\$329,900	+ 6.1%
Aug-2025	\$335,000	\$340,000	- 1.5%
Sep-2025	\$340,000	\$319,000	+ 6.6%
Oct-2025	\$330,000	\$350,000	- 5.7%
Nov-2025	\$337,900	\$337,000	+ 0.3%
Dec-2025	\$358,600	\$335,000	+ 7.0%
Jan-2026	\$330,000	\$325,000	+ 1.5%
Feb-2026	\$329,500	\$330,500	- 0.3%
12-Month Avg*	\$339,000	\$332,000	+ 2.1%

* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

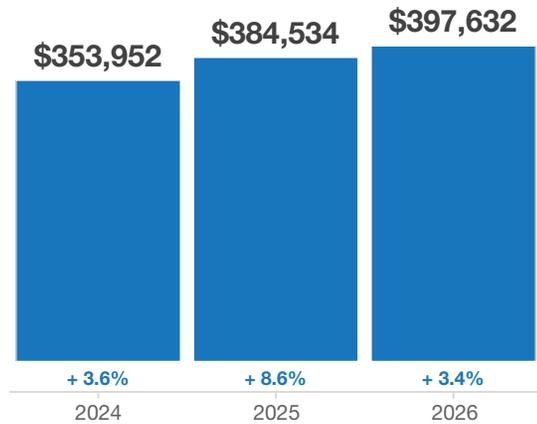


Average Sales Price

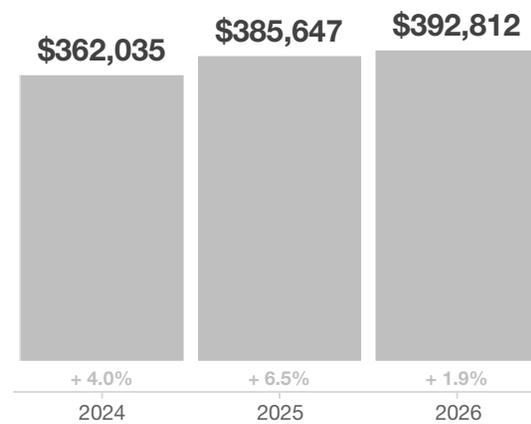
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Mar-2025	\$381,837	\$371,970	+ 2.7%
Apr-2025	\$401,316	\$377,407	+ 6.3%
May-2025	\$413,704	\$408,514	+ 1.3%
Jun-2025	\$410,333	\$399,798	+ 2.6%
Jul-2025	\$410,712	\$409,211	+ 0.4%
Aug-2025	\$409,321	\$398,676	+ 2.7%
Sep-2025	\$398,575	\$381,096	+ 4.6%
Oct-2025	\$394,037	\$415,250	- 5.1%
Nov-2025	\$404,705	\$396,459	+ 2.1%
Dec-2025	\$431,826	\$381,469	+ 13.2%
Jan-2026	\$386,836	\$387,004	- 0.0%
Feb-2026	\$397,632	\$384,534	+ 3.4%
12-Month Avg*	\$404,204	\$392,906	+ 2.9%

* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

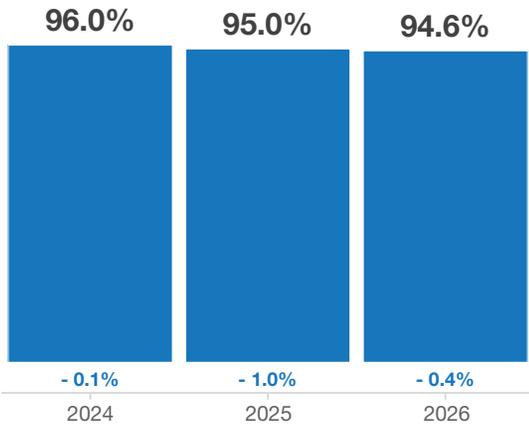


Percent of Original List Price Received

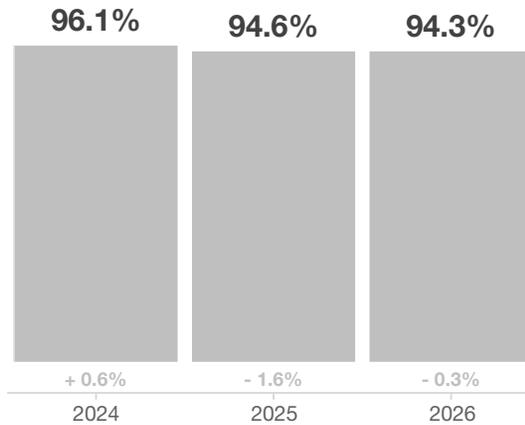
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



Year to Date



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
Mar-2025	96.2%	96.7%	- 0.5%
Apr-2025	96.4%	96.8%	- 0.4%
May-2025	95.9%	97.3%	- 1.4%
Jun-2025	95.8%	97.1%	- 1.3%
Jul-2025	96.2%	96.3%	- 0.1%
Aug-2025	95.2%	96.1%	- 0.9%
Sep-2025	95.0%	95.4%	- 0.4%
Oct-2025	95.4%	95.5%	- 0.1%
Nov-2025	94.8%	95.2%	- 0.4%
Dec-2025	94.2%	94.9%	- 0.7%
Jan-2026	94.0%	94.2%	- 0.2%
Feb-2026	94.6%	95.0%	- 0.4%
12-Month Avg*	95.4%	96.0%	- 0.6%

* Pct. of Orig. Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month

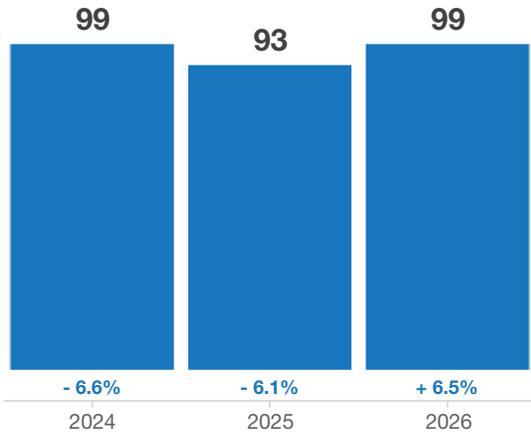


Housing Affordability Index

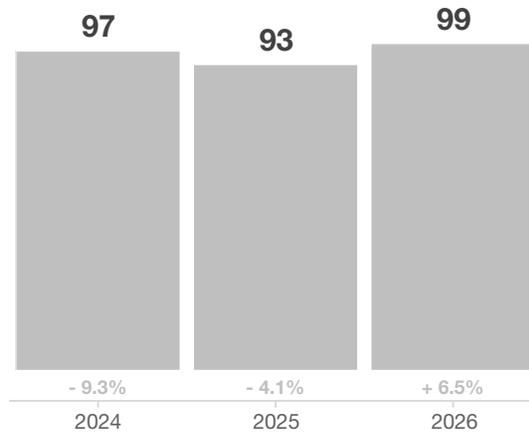
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February



Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Mar-2025	93	94	- 1.1%
Apr-2025	93	92	+ 1.1%
May-2025	88	88	0.0%
Jun-2025	88	88	0.0%
Jul-2025	88	92	- 4.3%
Aug-2025	93	93	0.0%
Sep-2025	94	102	- 7.8%
Oct-2025	97	89	+ 9.0%
Nov-2025	95	90	+ 5.6%
Dec-2025	90	91	- 1.1%
Jan-2026	98	93	+ 5.4%
Feb-2026	99	93	+ 6.5%
12-Month Avg	93	92	+ 1.1%

Historical Housing Affordability Index by Month

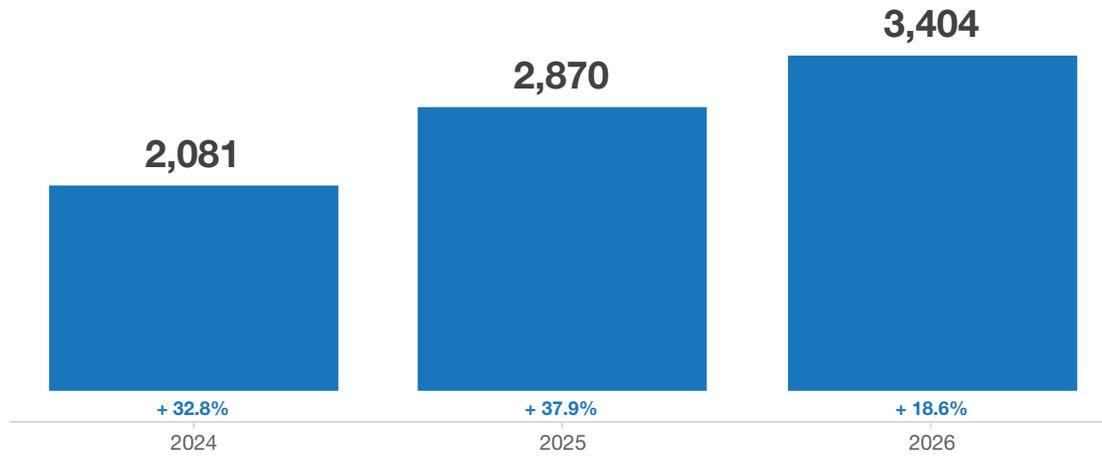


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



February



	Homes for Sale	Prior Year	Year-Over-Year Change
Mar-2025	2,879	2,041	+ 41.1%
Apr-2025	2,997	2,114	+ 41.8%
May-2025	3,125	2,384	+ 31.1%
Jun-2025	3,218	2,524	+ 27.5%
Jul-2025	3,382	2,702	+ 25.2%
Aug-2025	3,449	2,895	+ 19.1%
Sep-2025	3,521	2,942	+ 19.7%
Oct-2025	3,596	2,978	+ 20.8%
Nov-2025	3,468	2,880	+ 20.4%
Dec-2025	3,196	2,627	+ 21.7%
Jan-2026	3,341	2,727	+ 22.5%
Feb-2026	3,404	2,870	+ 18.6%
12-Month Avg	3,298	2,640	+ 24.9%

Historical Inventory of Homes for Sale by Month

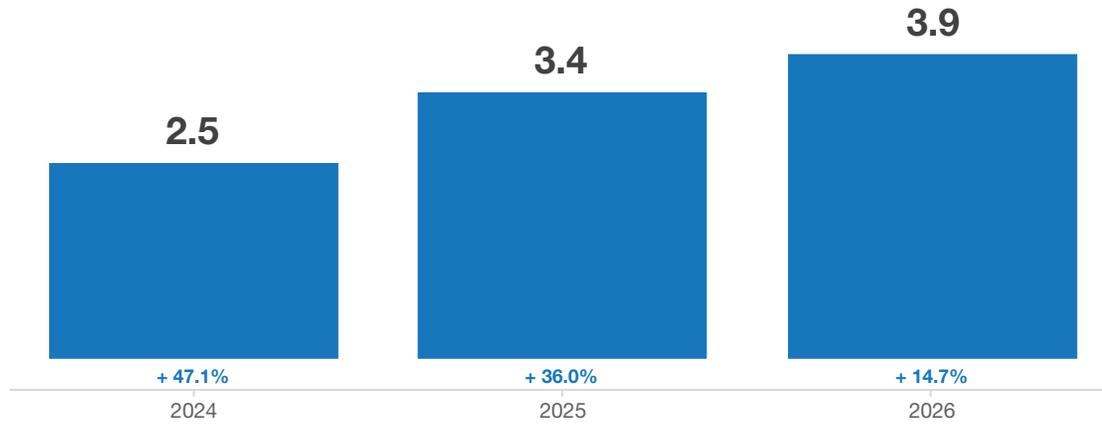


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



February



Months Supply	Prior Year	Year-Over-Year Change
Mar-2025	2.4	+ 41.7%
Apr-2025	2.5	+ 40.0%
May-2025	2.8	+ 32.1%
Jun-2025	3.0	+ 26.7%
Jul-2025	3.2	+ 21.9%
Aug-2025	3.4	+ 17.6%
Sep-2025	3.5	+ 17.1%
Oct-2025	3.5	+ 20.0%
Nov-2025	3.3	+ 21.2%
Dec-2025	3.0	+ 23.3%
Jan-2026	3.2	+ 18.8%
Feb-2026	3.4	+ 14.7%
12-Month Avg*	3.1	+ 23.4%

* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

