

Monthly Indicators



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REALTORS®

April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the Chattanooga region increased 19.9 percent to 1,744. Pending Sales increased 8.6 percent to 1,056. Inventory increased 28.7 percent to 3,856.

Median Sales Price increased 3.0 percent from \$330,000 to \$340,000. Days on Market increased 17.4 percent to 54. Months Supply of Inventory increased 22.9 percent to 4.3.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Monthly Snapshot

+ 0.2%	+ 28.7%	+ 3.0%
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.

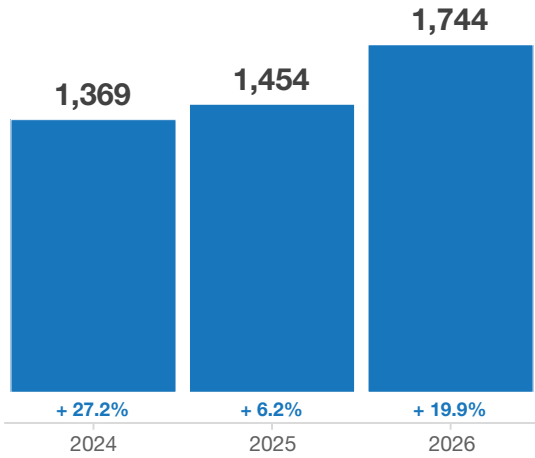


Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,454	1,744	+ 19.9%	5,357	6,109	+ 14.0%
Pending Sales		972	1,056	+ 8.6%	3,557	3,893	+ 9.4%
Closed Sales		952	954	+ 0.2%	3,080	3,247	+ 5.4%
Days on Market Until Sale		46	54	+ 17.4%	52	61	+ 17.3%
Median Sales Price		\$330,000	\$340,000	+ 3.0%	\$330,000	\$335,000	+ 1.5%
Avg. Sales Price		\$401,316	\$398,535	- 0.7%	\$389,474	\$395,067	+ 1.4%
Pct. of Orig. Price Received		96.4%	95.6%	- 0.8%	95.6%	94.9%	- 0.7%
Affordability Index		93	94	+ 1.1%	93	96	+ 3.2%
Homes for Sale		2,997	3,856	+ 28.7%	—	—	—
Months Supply of Inventory		3.5	4.3	+ 22.9%	—	—	—

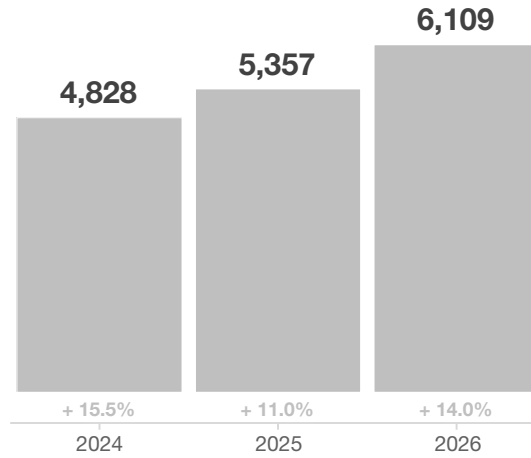
New Listings

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

April

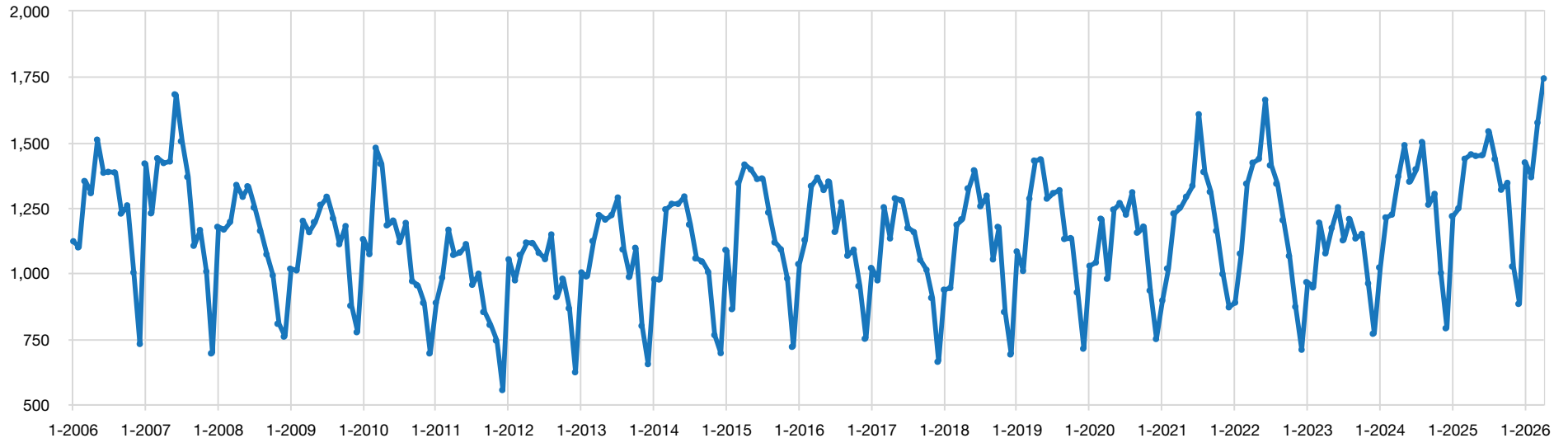


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
May-2025	1,448	1,489	- 2.8%
Jun-2025	1,451	1,350	+ 7.5%
Jul-2025	1,542	1,397	+ 10.4%
Aug-2025	1,436	1,501	- 4.3%
Sep-2025	1,319	1,262	+ 4.5%
Oct-2025	1,345	1,303	+ 3.2%
Nov-2025	1,026	1,001	+ 2.5%
Dec-2025	883	790	+ 11.8%
Jan-2026	1,423	1,218	+ 16.8%
Feb-2026	1,367	1,248	+ 9.5%
Mar-2026	1,575	1,437	+ 9.6%
Apr-2026	1,744	1,454	+ 19.9%
12-Month Avg	1,380	1,288	+ 7.1%

Historical New Listings by Month

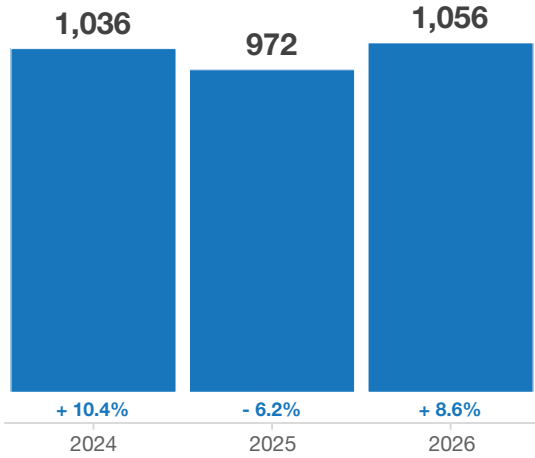


Pending Sales

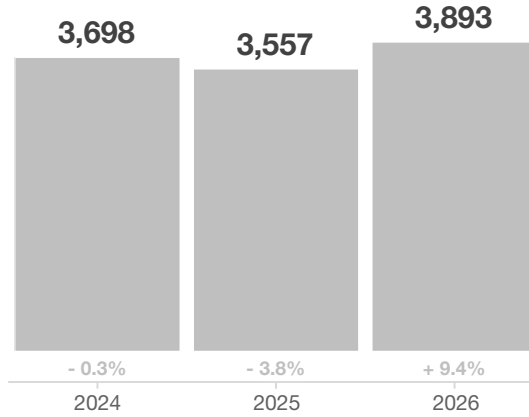
A count of the properties on which offers have been accepted in a given month.



April

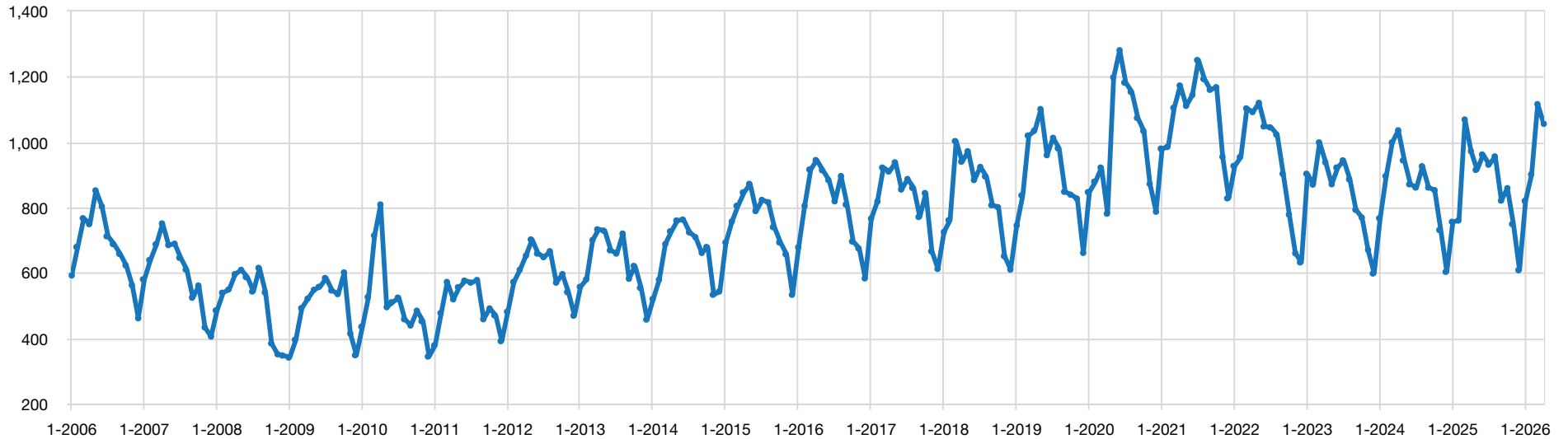


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
May-2025	915	944	- 3.1%
Jun-2025	962	871	+ 10.4%
Jul-2025	931	861	+ 8.1%
Aug-2025	956	926	+ 3.2%
Sep-2025	821	861	- 4.6%
Oct-2025	859	853	+ 0.7%
Nov-2025	749	731	+ 2.5%
Dec-2025	608	603	+ 0.8%
Jan-2026	820	756	+ 8.5%
Feb-2026	901	760	+ 18.6%
Mar-2026	1,116	1,069	+ 4.4%
Apr-2026	1,056	972	+ 8.6%
12-Month Avg	891	851	+ 4.7%

Historical Pending Sales by Month

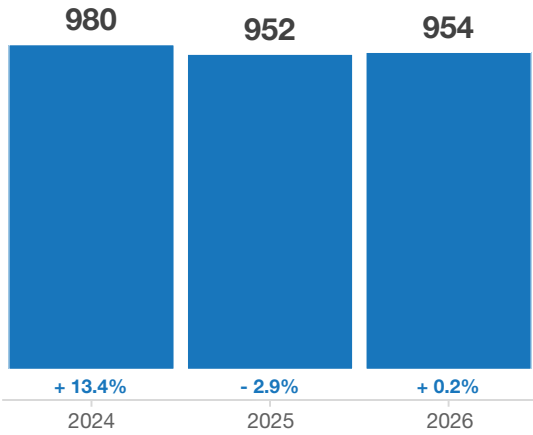


Closed Sales

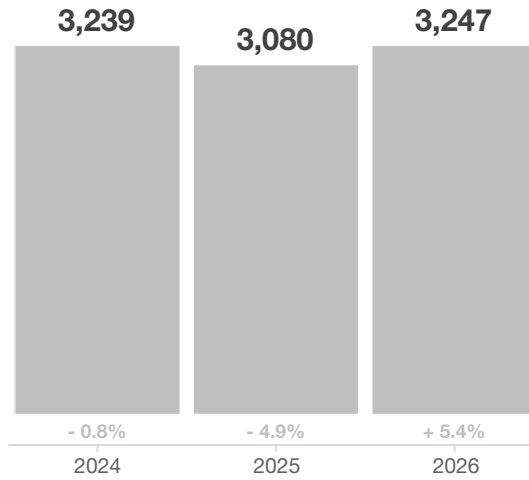
A count of the actual sales that closed in a given month.



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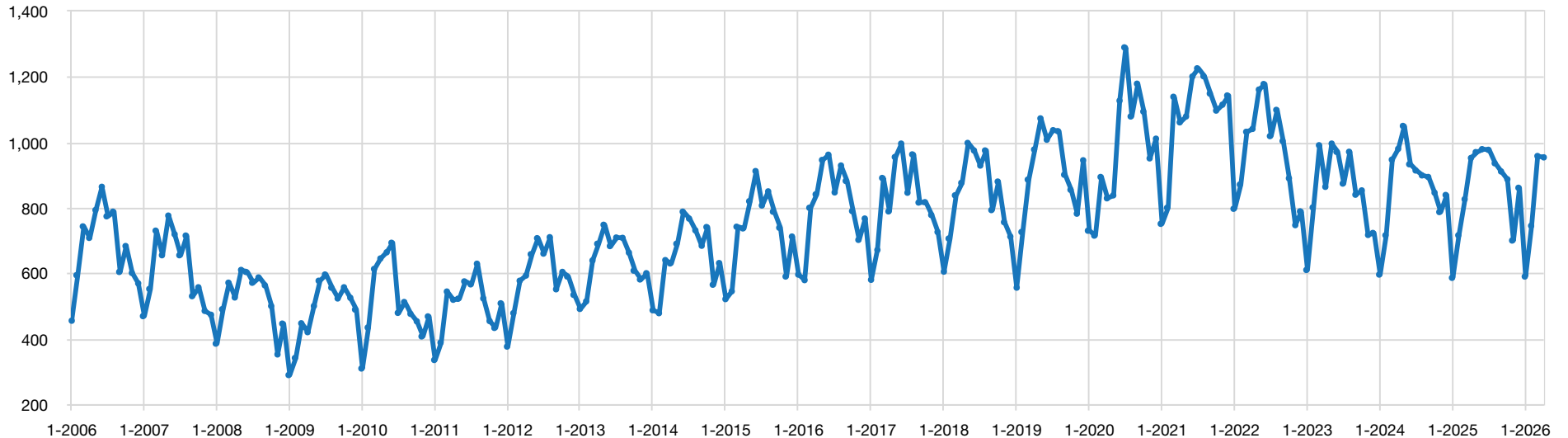


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
May-2025	970	1,050	- 7.6%
Jun-2025	979	933	+ 4.9%
Jul-2025	977	914	+ 6.9%
Aug-2025	936	899	+ 4.1%
Sep-2025	911	894	+ 1.9%
Oct-2025	887	846	+ 4.8%
Nov-2025	700	787	- 11.1%
Dec-2025	861	839	+ 2.6%
Jan-2026	590	586	+ 0.7%
Feb-2026	745	716	+ 4.1%
Mar-2026	958	826	+ 16.0%
Apr-2026	954	952	+ 0.2%
12-Month Avg	872	854	+ 2.1%

Historical Closed Sales by Month

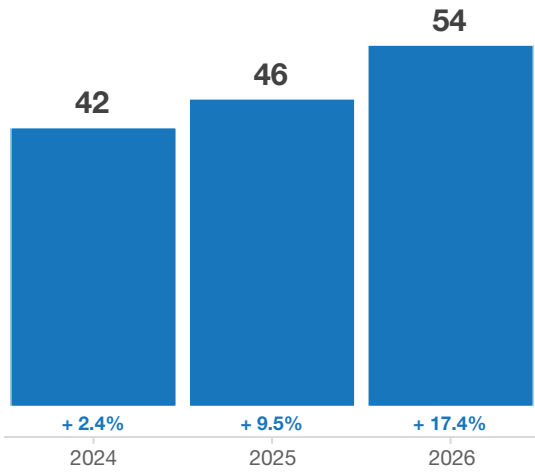


Days on Market Until Sale

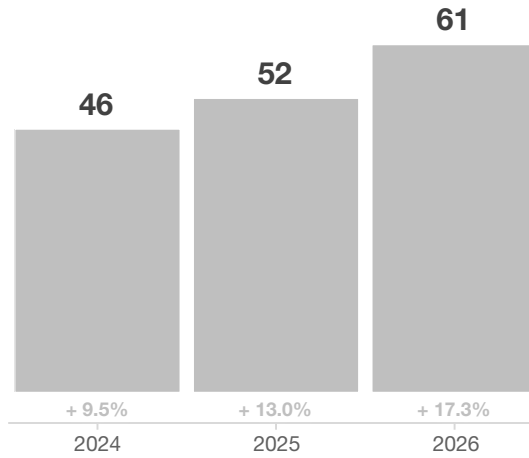
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



Year to Date



Days on Market	Prior Year	Year-Over-Year Change
May-2025	34	+ 29.4%
Jun-2025	39	+ 28.2%
Jul-2025	39	+ 25.6%
Aug-2025	38	+ 21.1%
Sep-2025	42	+ 9.5%
Oct-2025	46	+ 6.5%
Nov-2025	44	+ 9.1%
Dec-2025	50	+ 16.0%
Jan-2026	56	+ 12.5%
Feb-2026	57	+ 14.0%
Mar-2026	50	+ 28.0%
Apr-2026	46	+ 17.4%
12-Month Avg*	53	+ 19.0%

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

Historical Days on Market Until Sale by Month

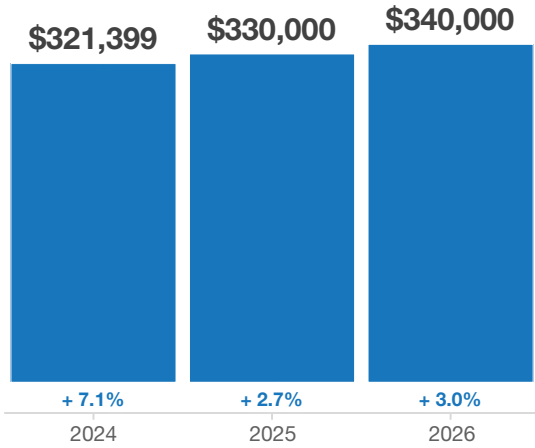


Median Sales Price

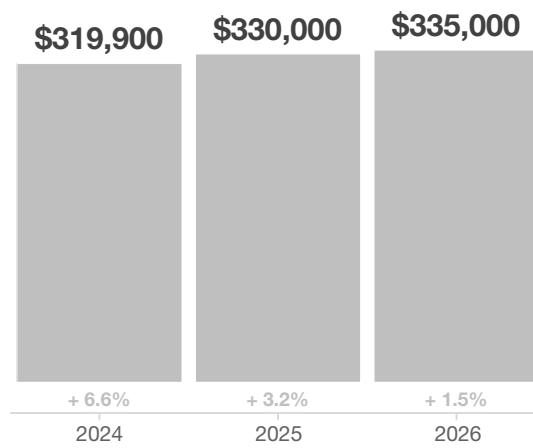
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
May-2025	\$342,478	\$340,737	+ 0.5%
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	\$337,950	\$337,000	+ 0.3%
Dec-2025	\$359,000	\$335,000	+ 7.2%
Jan-2026	\$330,000	\$325,000	+ 1.5%
Feb-2026	\$328,900	\$330,500	- 0.5%
Mar-2026	\$340,750	\$332,000	+ 2.6%
Apr-2026	\$340,000	\$330,000	+ 3.0%
12-Month Avg*	\$340,000	\$335,000	+ 1.5%

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

Historical Median Sales Price by Month

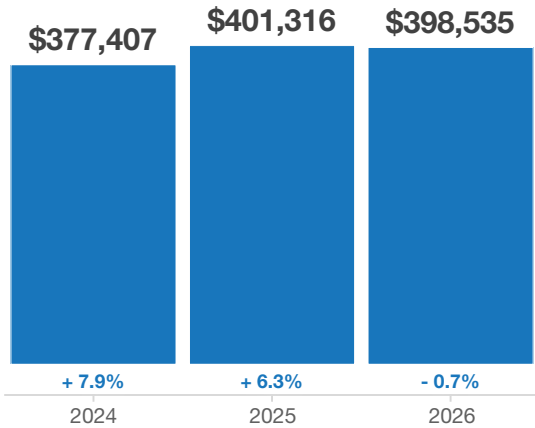


Average Sales Price

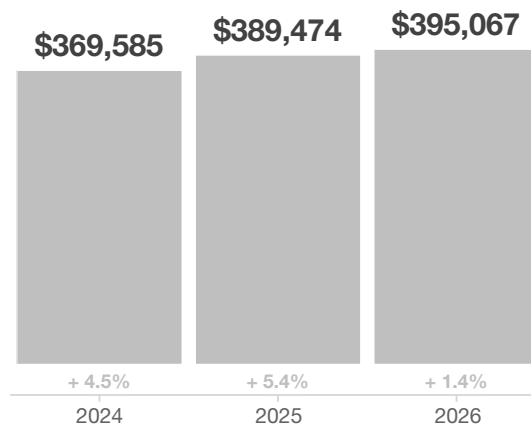
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
May-2025	\$413,733	\$408,514	+ 1.3%
Jun-2025	\$410,333	\$399,798	+ 2.6%
Jul-2025	\$410,712	\$409,211	+ 0.4%
Aug-2025	\$409,129	\$398,676	+ 2.6%
Sep-2025	\$398,577	\$381,096	+ 4.6%
Oct-2025	\$393,961	\$415,250	- 5.1%
Nov-2025	\$404,447	\$396,459	+ 2.0%
Dec-2025	\$431,781	\$381,469	+ 13.2%
Jan-2026	\$386,265	\$387,004	- 0.2%
Feb-2026	\$395,844	\$384,534	+ 2.9%
Mar-2026	\$396,439	\$381,837	+ 3.8%
Apr-2026	\$398,535	\$401,316	- 0.7%
12-Month Avg*	\$404,802	\$396,212	+ 2.2%

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

Historical Average Sales Price by Month

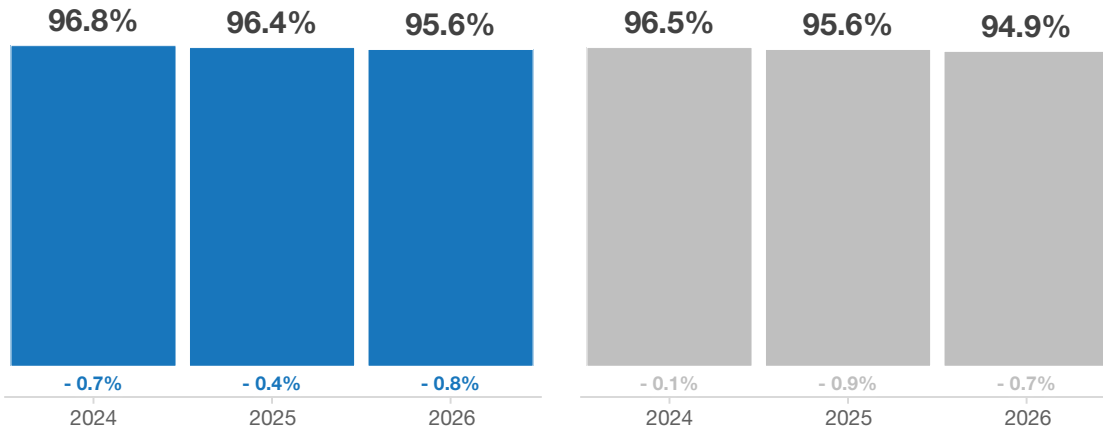


Percent of Original List Price Received

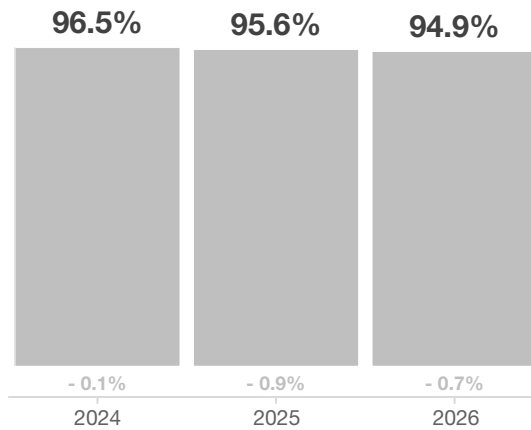
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



Year to Date



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
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	95.5%	95.5%	0.0%
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	94.7%	95.0%	-0.3%
Mar-2026	94.9%	96.2%	-1.4%
Apr-2026	95.6%	96.4%	-0.8%
12-Month Avg*	95.2%	95.9%	-0.7%

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

Historical Percent of Original List Price Received by Month

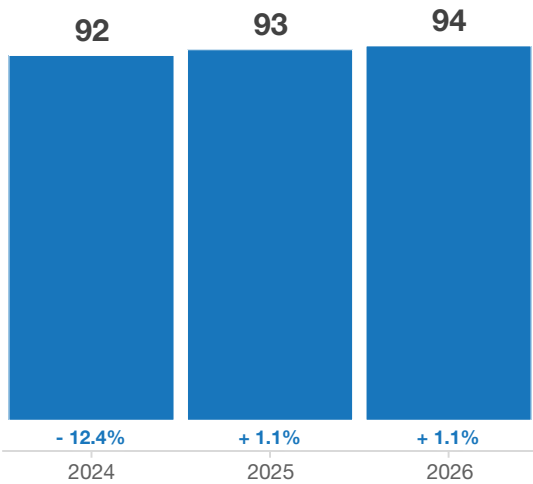


Housing Affordability Index

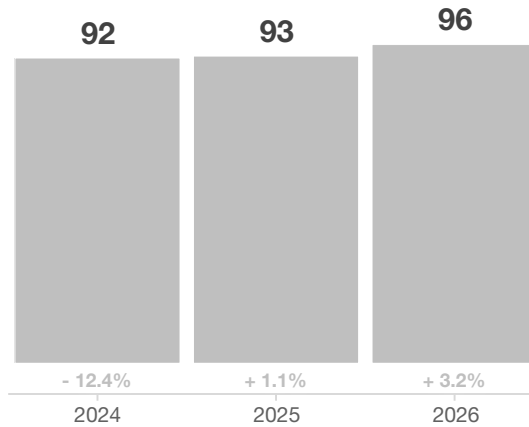
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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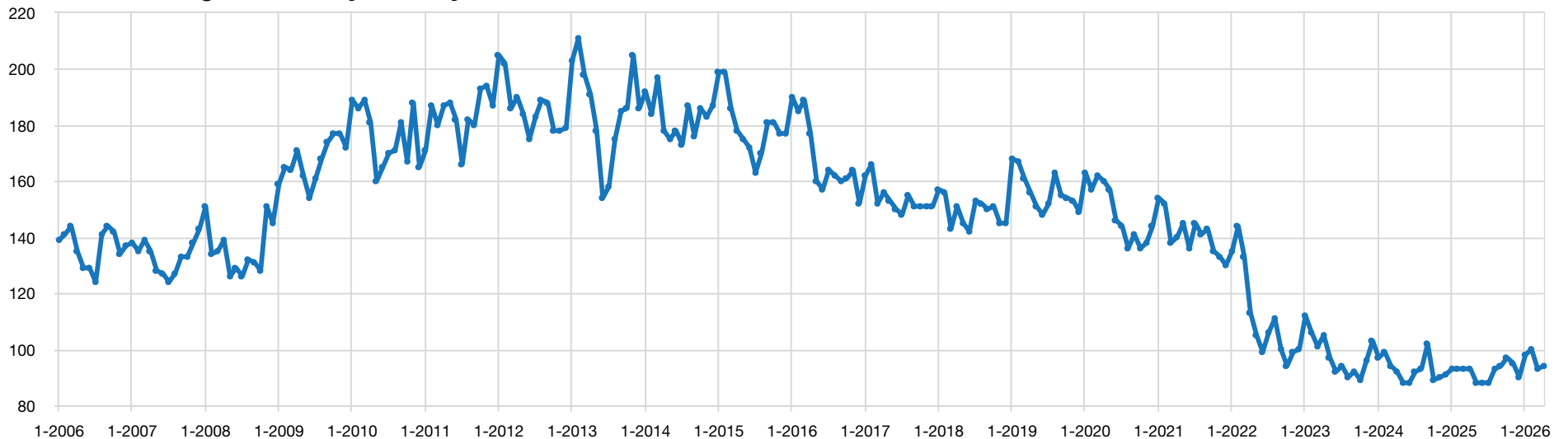


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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	100	93	+ 7.5%
Mar-2026	93	93	0.0%
Apr-2026	94	93	+ 1.1%
12-Month Avg	93	92	+ 1.1%

Historical Housing Affordability Index by Month

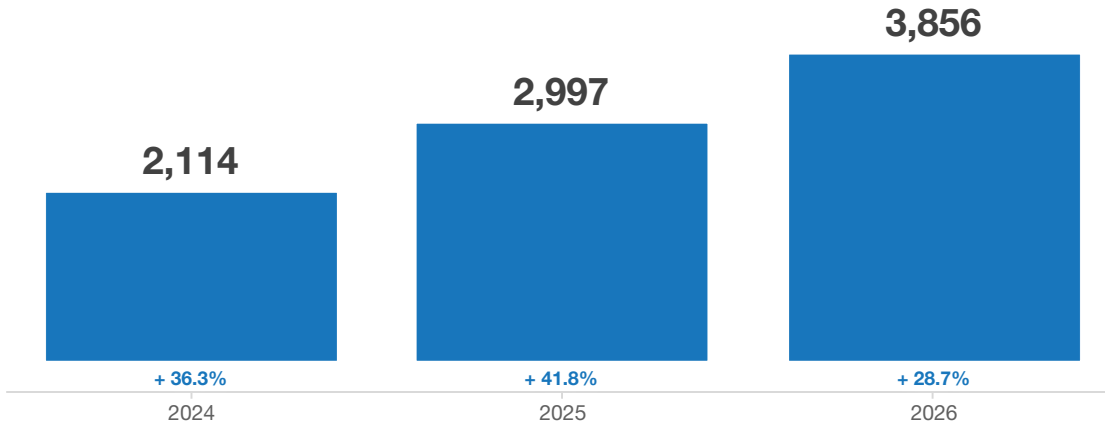


Inventory of Homes for Sale

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



April



Homes for Sale	Prior Year	Year-Over-Year Change
May-2025	3,125	2,384 + 31.1%
Jun-2025	3,216	2,524 + 27.4%
Jul-2025	3,381	2,702 + 25.1%
Aug-2025	3,445	2,895 + 19.0%
Sep-2025	3,516	2,942 + 19.5%
Oct-2025	3,590	2,978 + 20.6%
Nov-2025	3,465	2,880 + 20.3%
Dec-2025	3,182	2,627 + 21.1%
Jan-2026	3,326	2,727 + 22.0%
Feb-2026	3,418	2,870 + 19.1%
Mar-2026	3,515	2,879 + 22.1%
Apr-2026	3,856	2,997 + 28.7%
12-Month Avg	3,420	2,784 + 22.8%

Historical Inventory of Homes for Sale by Month

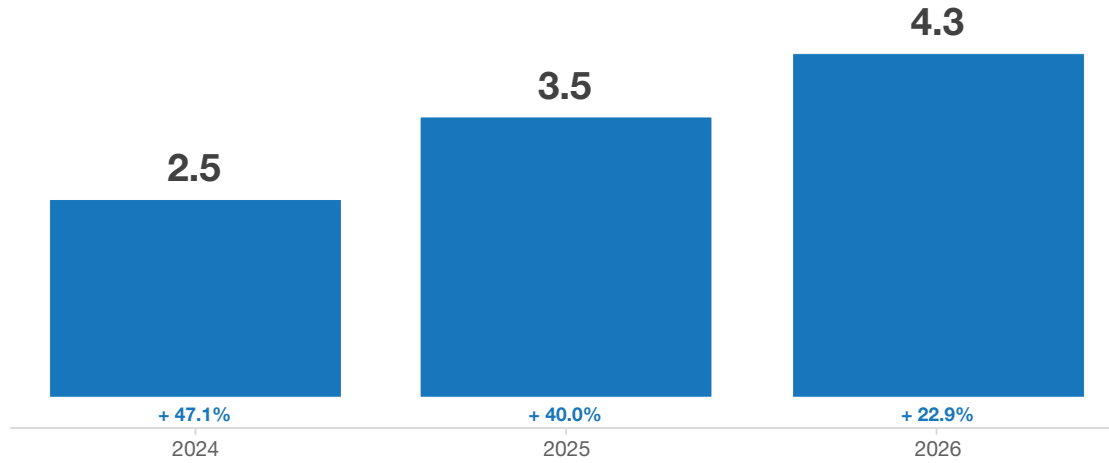


Months Supply of Inventory

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.



April



Months Supply	Prior Year	Year-Over-Year Change
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%
Mar-2026	3.4	+17.6%
Apr-2026	3.5	+22.9%
12-Month Avg*	3.3	+20.8%

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

Historical Months Supply of Inventory by Month

