

Monthly Indicators



GREATER
CHATTANOOGA
REALTORS®

May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings in the Chattanooga region increased 10.7 percent to 1,603. Pending Sales increased 21.1 percent to 1,108. Inventory increased 26.2 percent to 3,944.

Median Sales Price increased 4.5 percent from \$342,478 to \$358,000. Days on Market increased 15.9 percent to 51. Months Supply of Inventory increased 18.9 percent to 4.4.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Monthly Snapshot

+ 2.7%	+ 26.2%	+ 4.5%
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.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12



Market Overview

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



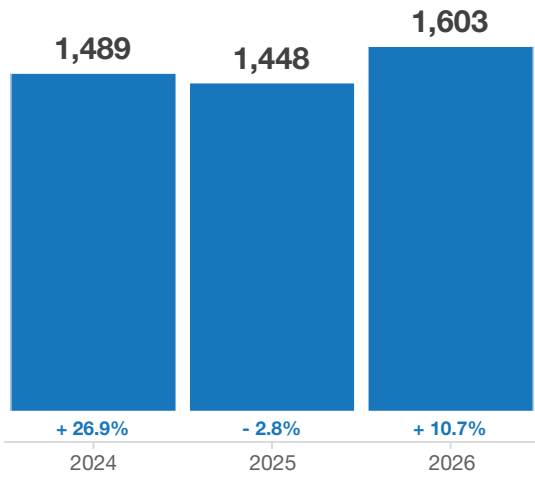
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,448	1,603	+ 10.7%	6,805	7,726	+ 13.5%
Pending Sales		915	1,108	+ 21.1%	4,471	4,978	+ 11.3%
Closed Sales		970	996	+ 2.7%	4,050	4,272	+ 5.5%
Days on Market Until Sale		44	51	+ 15.9%	50	59	+ 18.0%
Median Sales Price		\$342,478	\$358,000	+ 4.5%	\$333,150	\$340,000	+ 2.1%
Avg. Sales Price		\$413,733	\$411,496	- 0.5%	\$395,290	\$398,755	+ 0.9%
Pct. of Orig. Price Received		95.9%	95.8%	- 0.1%	95.7%	95.1%	- 0.6%
Affordability Index		88	87	- 1.1%	91	91	0.0%
Homes for Sale		3,126	3,944	+ 26.2%	—	—	—
Months Supply of Inventory		3.7	4.4	+ 18.9%	—	—	—

New Listings

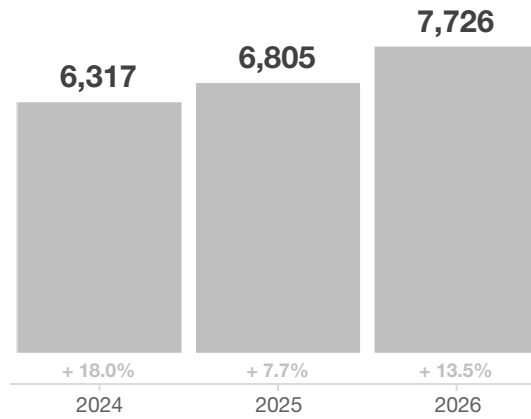
A count of the properties that have been newly listed on the market in a given month.



May

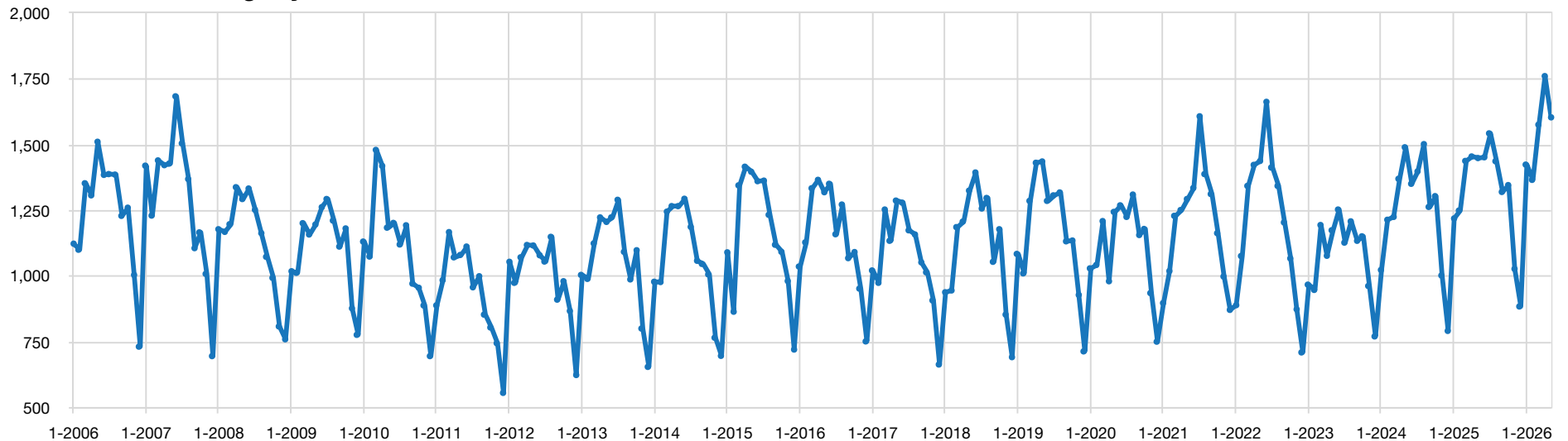


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
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	1,365	1,248	+ 9.4%
Mar-2026	1,575	1,437	+ 9.6%
Apr-2026	1,760	1,454	+ 21.0%
May-2026	1,603	1,448	+ 10.7%
12-Month Avg	1,394	1,284	+ 8.6%

Historical New Listings by Month

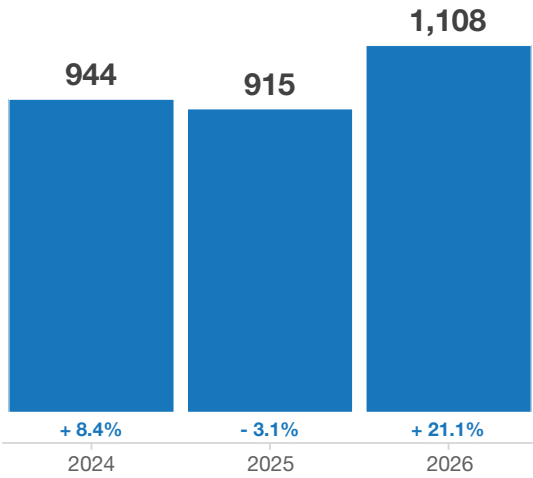


Pending Sales

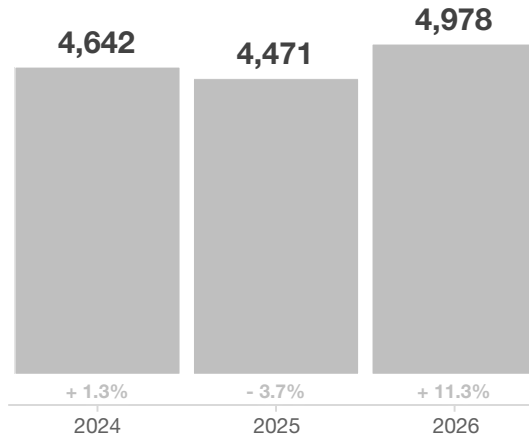
A count of the properties on which offers have been accepted in a given month.



May

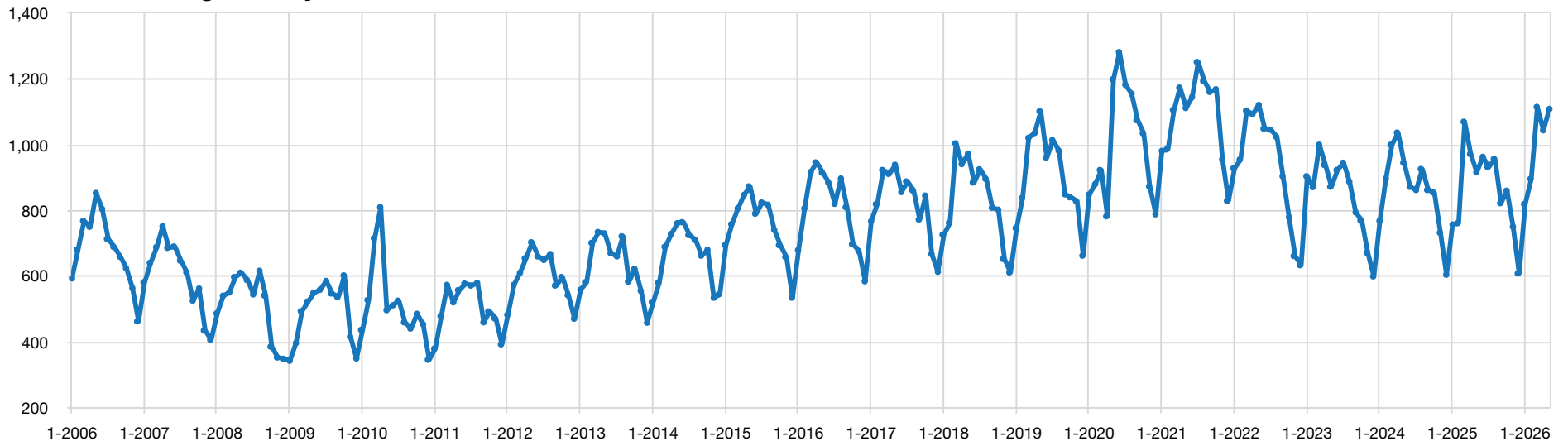


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Jun-2025	962	871	+ 10.4%
Jul-2025	931	861	+ 8.1%
Aug-2025	956	925	+ 3.4%
Sep-2025	821	861	- 4.6%
Oct-2025	859	853	+ 0.7%
Nov-2025	749	731	+ 2.5%
Dec-2025	607	603	+ 0.7%
Jan-2026	818	756	+ 8.2%
Feb-2026	895	760	+ 17.8%
Mar-2026	1,114	1,069	+ 4.2%
Apr-2026	1,043	971	+ 7.4%
May-2026	1,108	915	+ 21.1%
12-Month Avg	905	848	+ 6.7%

Historical Pending Sales by Month

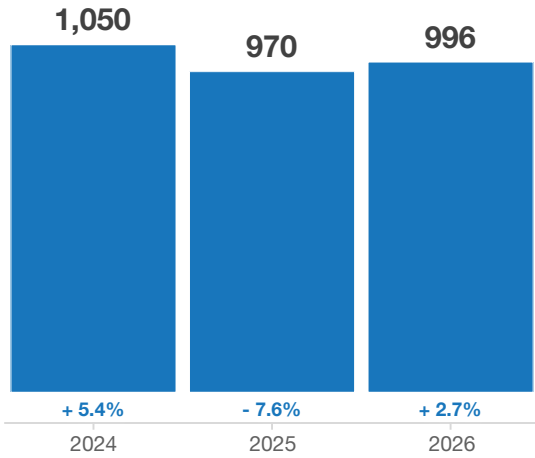


Closed Sales

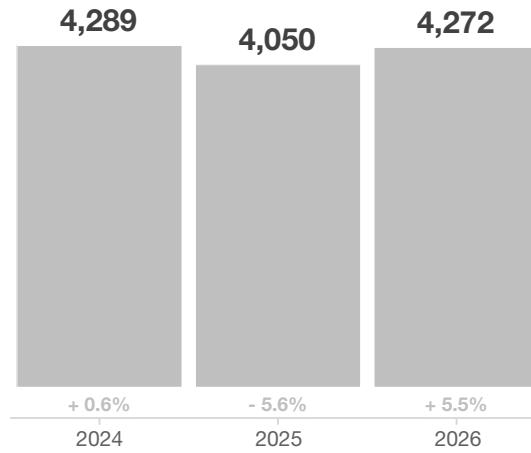
A count of the actual sales that closed in a given month.



May

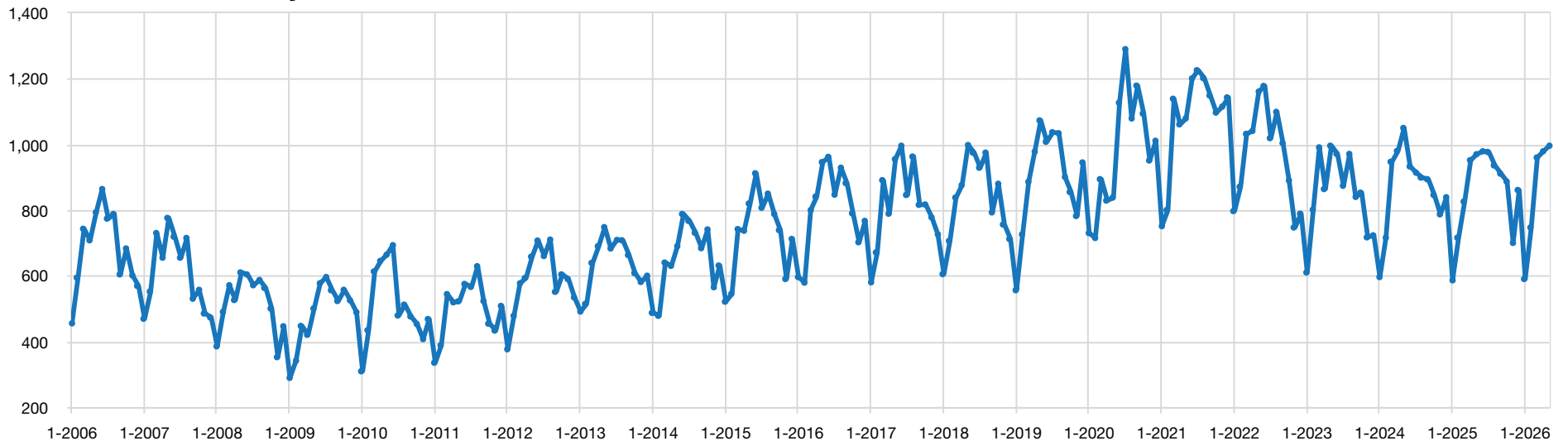


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
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	747	716	+ 4.3%
Mar-2026	960	826	+ 16.2%
Apr-2026	979	952	+ 2.8%
May-2026	996	970	+ 2.7%
12-Month Avg	877	847	+ 3.5%

Historical Closed Sales by Month

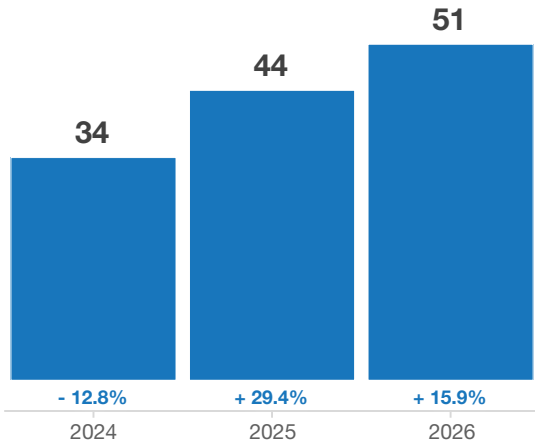


Days on Market Until Sale

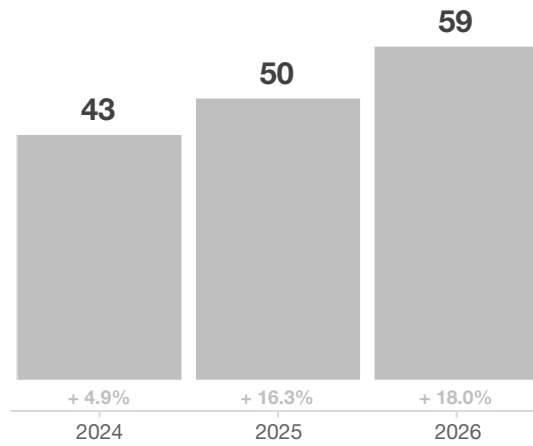
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
Jun-2025	50	39	+ 28.2%
Jul-2025	49	39	+ 25.6%
Aug-2025	46	38	+ 21.1%
Sep-2025	46	42	+ 9.5%
Oct-2025	49	46	+ 6.5%
Nov-2025	48	44	+ 9.1%
Dec-2025	58	50	+ 16.0%
Jan-2026	63	56	+ 12.5%
Feb-2026	65	57	+ 14.0%
Mar-2026	64	50	+ 28.0%
Apr-2026	54	46	+ 17.4%
May-2026	51	44	+ 15.9%
12-Month Avg*	53	45	+ 17.7%

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

Historical Days on Market Until Sale by Month

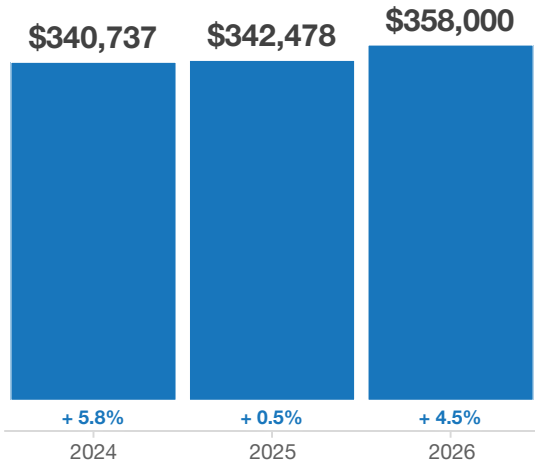


Median Sales Price

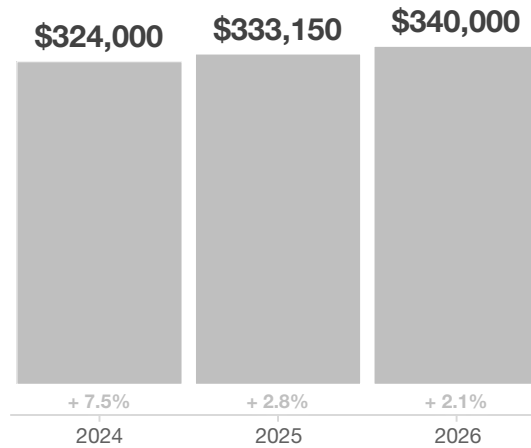
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$358,300	\$335,000	+ 7.0%
Jan-2026	\$330,000	\$325,000	+ 1.5%
Feb-2026	\$326,500	\$330,500	- 1.2%
Mar-2026	\$340,750	\$332,000	+ 2.6%
Apr-2026	\$339,950	\$330,000	+ 3.0%
May-2026	\$358,000	\$342,478	+ 4.5%
12-Month Avg*	\$340,000	\$335,000	+ 1.5%

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

Historical Median Sales Price by Month

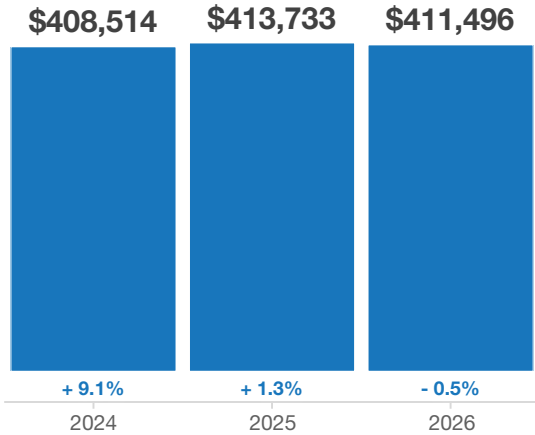


Average Sales Price

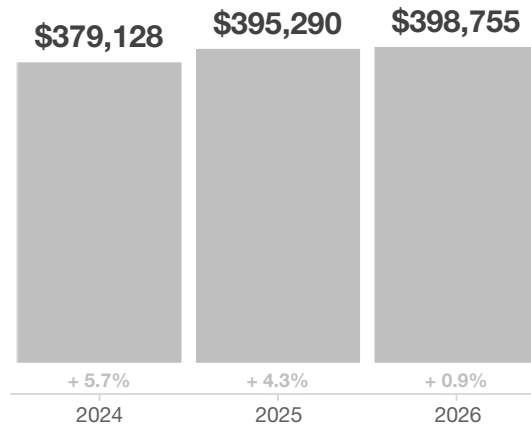
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$393,854	\$415,250	- 5.2%
Nov-2025	\$404,447	\$396,459	+ 2.0%
Dec-2025	\$431,551	\$381,469	+ 13.1%
Jan-2026	\$386,265	\$387,004	- 0.2%
Feb-2026	\$395,389	\$384,534	+ 2.8%
Mar-2026	\$396,220	\$381,837	+ 3.8%
Apr-2026	\$398,414	\$401,316	- 0.7%
May-2026	\$411,496	\$413,733	- 0.5%
12-Month Avg*	\$404,501	\$396,615	+ 2.0%

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

Historical Average Sales Price by Month

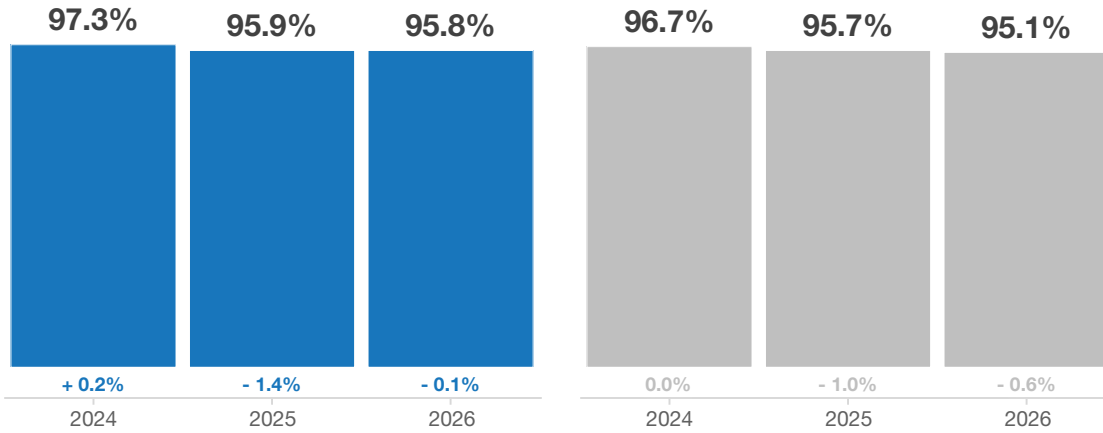


Percent of Original List Price Received

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.



May



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
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	94.1%	94.9%	- 0.8%
Jan-2026	94.0%	94.2%	- 0.2%
Feb-2026	94.6%	95.0%	- 0.4%
Mar-2026	94.9%	96.2%	- 1.4%
Apr-2026	95.6%	96.4%	- 0.8%
May-2026	95.8%	95.9%	- 0.1%
12-Month Avg*	95.2%	95.8%	- 0.6%

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

Historical Percent of Original List Price Received by Month

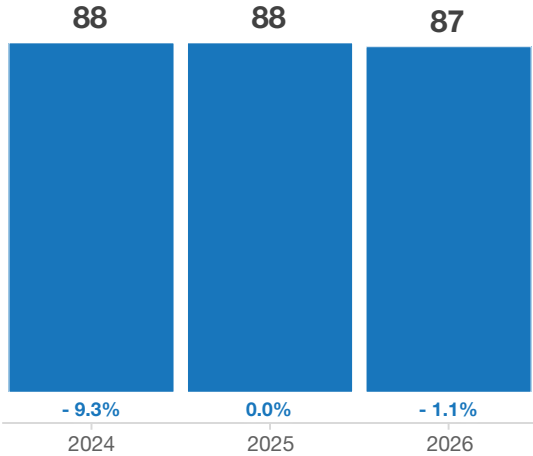


Housing Affordability Index

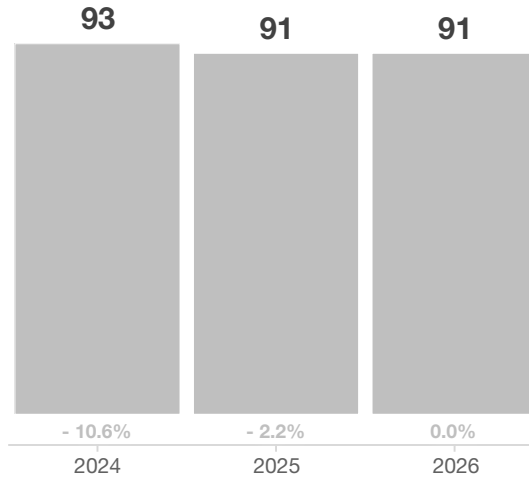
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

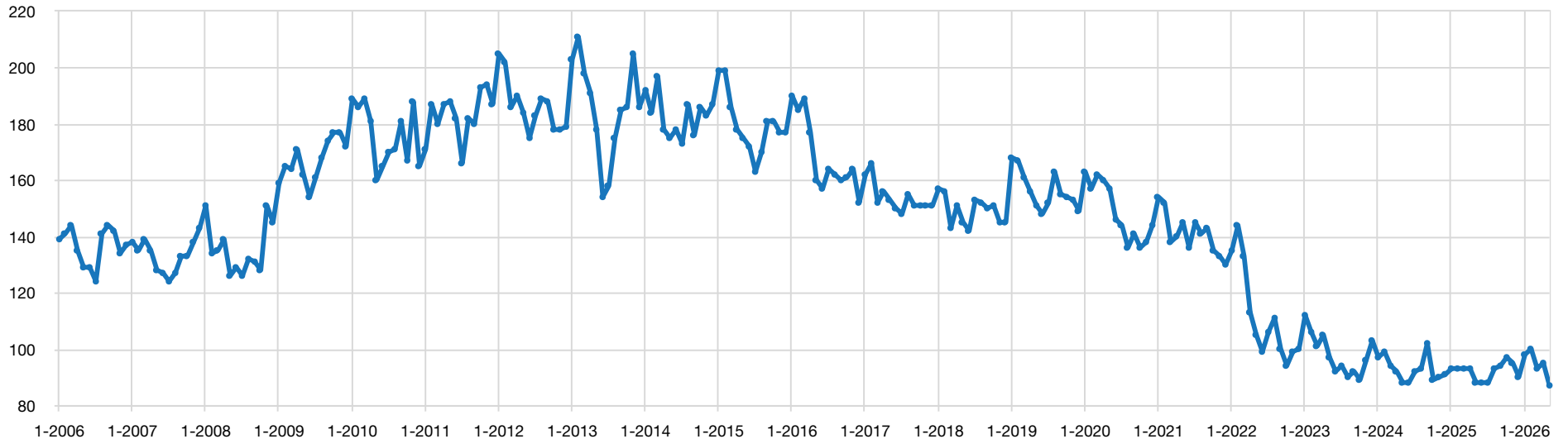


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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	95	93	+2.2%
May-2026	87	88	-1.1%
12-Month Avg	93	92	+1.1%

Historical Housing Affordability Index by Month

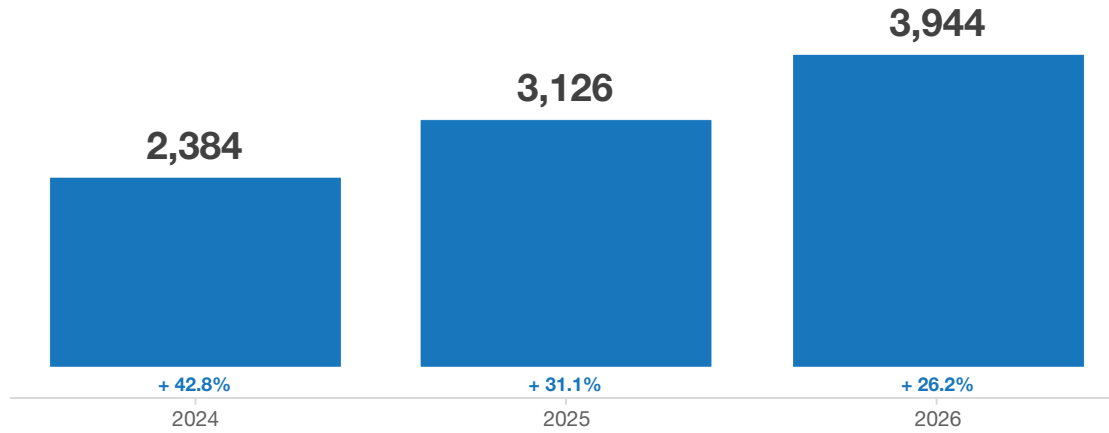


Inventory of Homes for Sale

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



May



	Homes for Sale	Prior Year	Year-Over-Year Change
Jun-2025	3,217	2,524	+ 27.5%
Jul-2025	3,382	2,702	+ 25.2%
Aug-2025	3,446	2,895	+ 19.0%
Sep-2025	3,517	2,942	+ 19.5%
Oct-2025	3,591	2,978	+ 20.6%
Nov-2025	3,463	2,880	+ 20.2%
Dec-2025	3,180	2,627	+ 21.1%
Jan-2026	3,317	2,727	+ 21.6%
Feb-2026	3,405	2,870	+ 18.6%
Mar-2026	3,498	2,879	+ 21.5%
Apr-2026	3,861	2,998	+ 28.8%
May-2026	3,944	3,126	+ 26.2%
12-Month Avg	3,485	2,846	+ 22.5%

Historical Inventory of Homes for Sale by Month

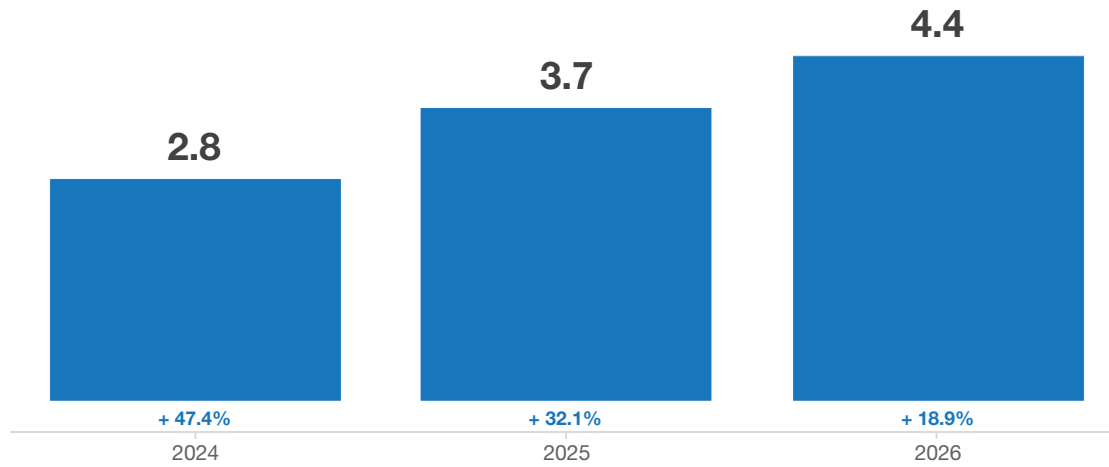


Months Supply of Inventory

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.



May



Months Supply	Prior Year	Year-Over-Year Change	
Jun-2025	3.8	3.0	+ 26.7%
Jul-2025	3.9	3.2	+ 21.9%
Aug-2025	4.0	3.4	+ 17.6%
Sep-2025	4.1	3.5	+ 17.1%
Oct-2025	4.2	3.5	+ 20.0%
Nov-2025	4.0	3.3	+ 21.2%
Dec-2025	3.7	3.0	+ 23.3%
Jan-2026	3.8	3.2	+ 18.8%
Feb-2026	3.9	3.4	+ 14.7%
Mar-2026	4.0	3.4	+ 17.6%
Apr-2026	4.3	3.5	+ 22.9%
May-2026	4.4	3.7	+ 18.9%
12-Month Avg*	4.0	3.3	+ 19.8%

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

Historical Months Supply of Inventory by Month

