

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings in the Chattanooga region increased 7.2 percent to 1,555. Pending Sales increased 8.0 percent to 1,039. Inventory increased 25.8 percent to 4,048.

Median Sales Price increased 1.2 percent from \$346,000 to \$350,000. Days on Market increased 2.0 percent to 51. Months Supply of Inventory increased 15.8 percent to 4.4.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Monthly Snapshot

+ 14.8%	+ 25.8%	+ 1.2%
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.

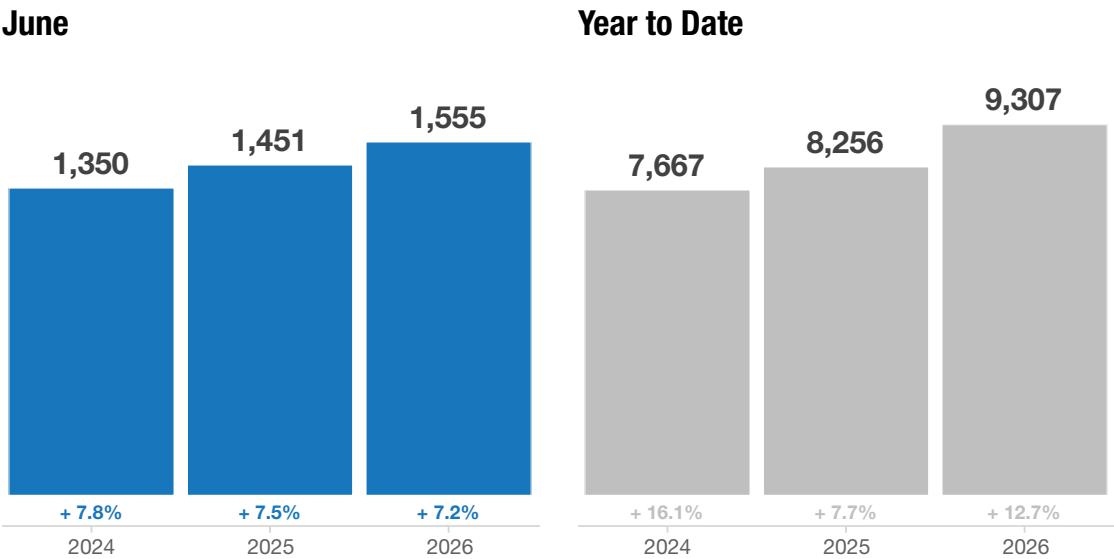


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Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,451	1,555	+ 7.2%	8,256	9,307	+ 12.7%
Pending Sales		962	1,039	+ 8.0%	5,432	6,002	+ 10.5%
Closed Sales		979	1,124	+ 14.8%	5,029	5,417	+ 7.7%
Days on Market Until Sale		50	51	+ 2.0%	50	57	+ 14.0%
Median Sales Price		\$346,000	\$350,000	+ 1.2%	\$335,000	\$344,000	+ 2.7%
Avg. Sales Price		\$410,333	\$419,719	+ 2.3%	\$398,219	\$403,110	+ 1.2%
Pct. of Orig. Price Received		95.8%	95.5%	- 0.3%	95.7%	95.2%	- 0.5%
Affordability Index		88	90	+ 2.3%	91	91	0.0%
Homes for Sale		3,217	4,048	+ 25.8%	—	—	—
Months Supply of Inventory		3.8	4.4	+ 15.8%	—	—	—

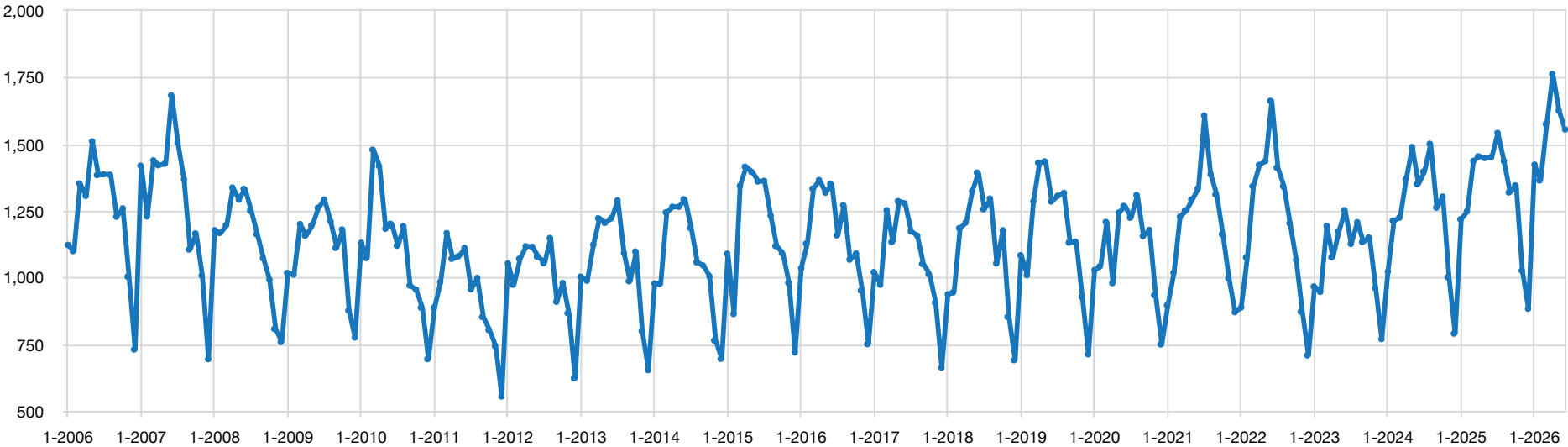
New Listings

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



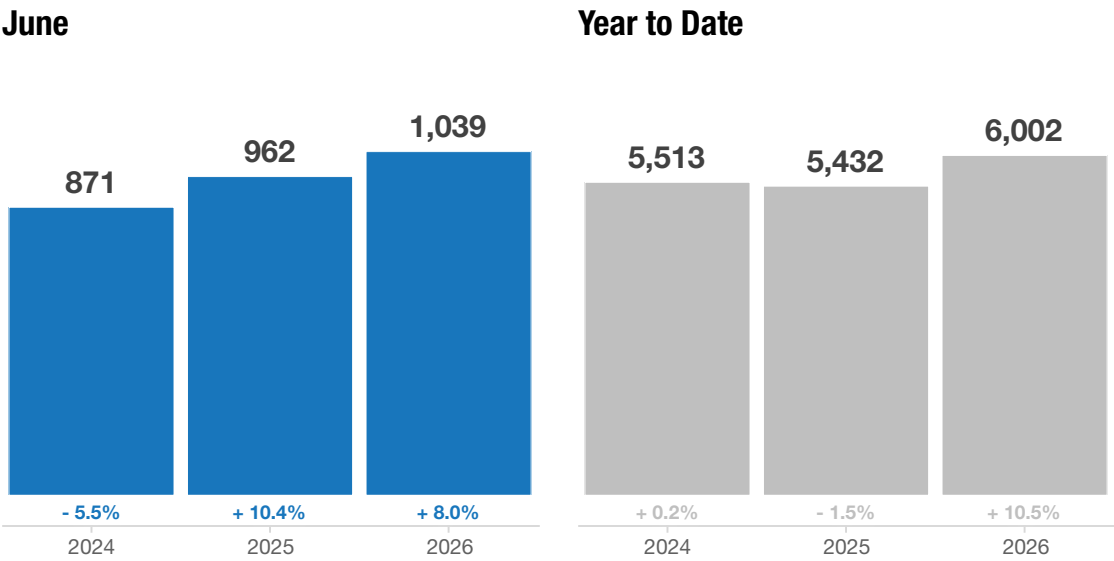
New Listings		Prior Year	Year-Over-Year Change
Jul-2025	1,542	1,397	+ 10.4%
Aug-2025	1,436	1,501	- 4.3%
Sep-2025	1,319	1,262	+ 4.5%
Oct-2025	1,345	1,303	+ 3.2%
Nov-2025	1,026	1,001	+ 2.5%
Dec-2025	883	790	+ 11.8%
Jan-2026	1,423	1,218	+ 16.8%
Feb-2026	1,364	1,248	+ 9.3%
Mar-2026	1,576	1,437	+ 9.7%
Apr-2026	1,763	1,454	+ 21.3%
May-2026	1,626	1,448	+ 12.3%
Jun-2026	1,555	1,451	+ 7.2%
12-Month Avg	1,405	1,293	+ 8.7%

Historical New Listings by Month



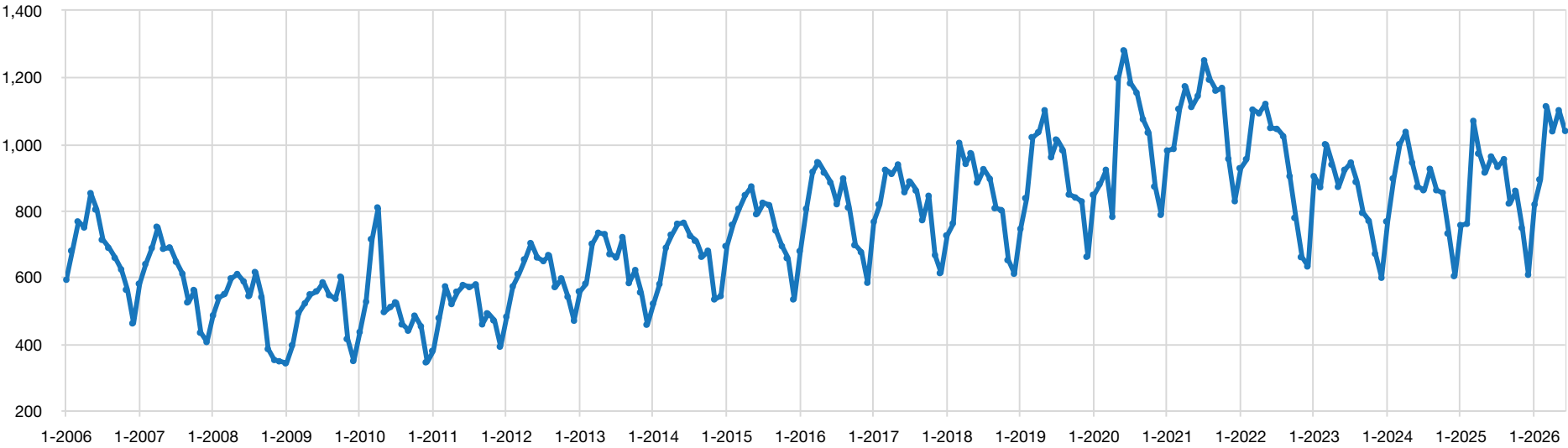
Pending Sales

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



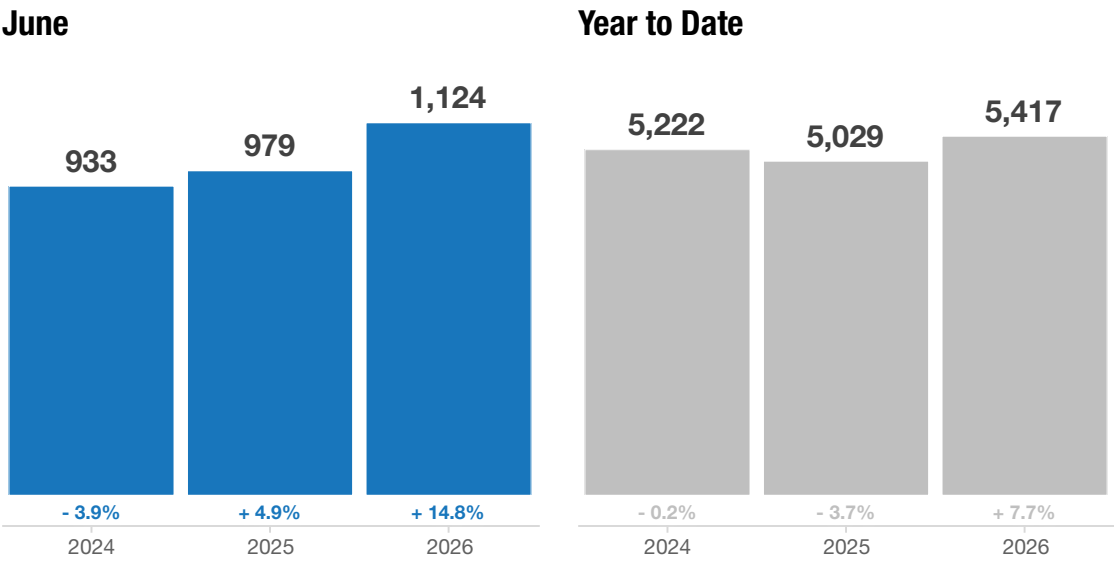
Pending Sales		Prior Year	Year-Over-Year Change
Jul-2025	931	861	+ 8.1%
Aug-2025	954	925	+ 3.1%
Sep-2025	821	861	- 4.6%
Oct-2025	859	853	+ 0.7%
Nov-2025	748	731	+ 2.3%
Dec-2025	607	603	+ 0.7%
Jan-2026	818	756	+ 8.2%
Feb-2026	893	760	+ 17.5%
Mar-2026	1,113	1,069	+ 4.1%
Apr-2026	1,038	971	+ 6.9%
May-2026	1,101	914	+ 20.5%
Jun-2026	1,039	962	+ 8.0%
12-Month Avg	910	856	+ 6.3%

Historical Pending Sales by Month



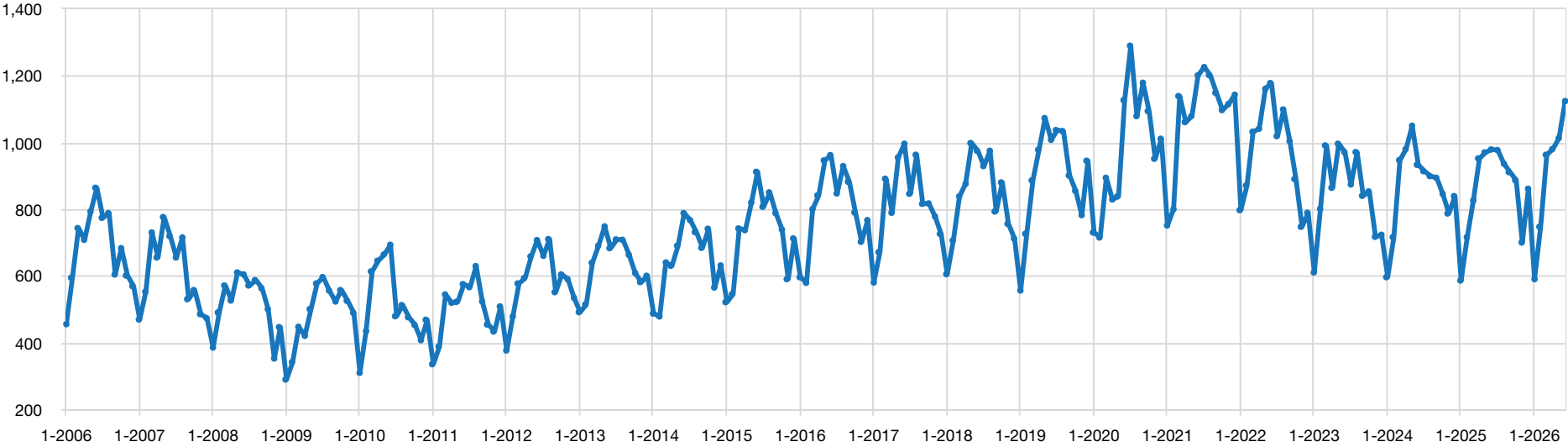
Closed Sales

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



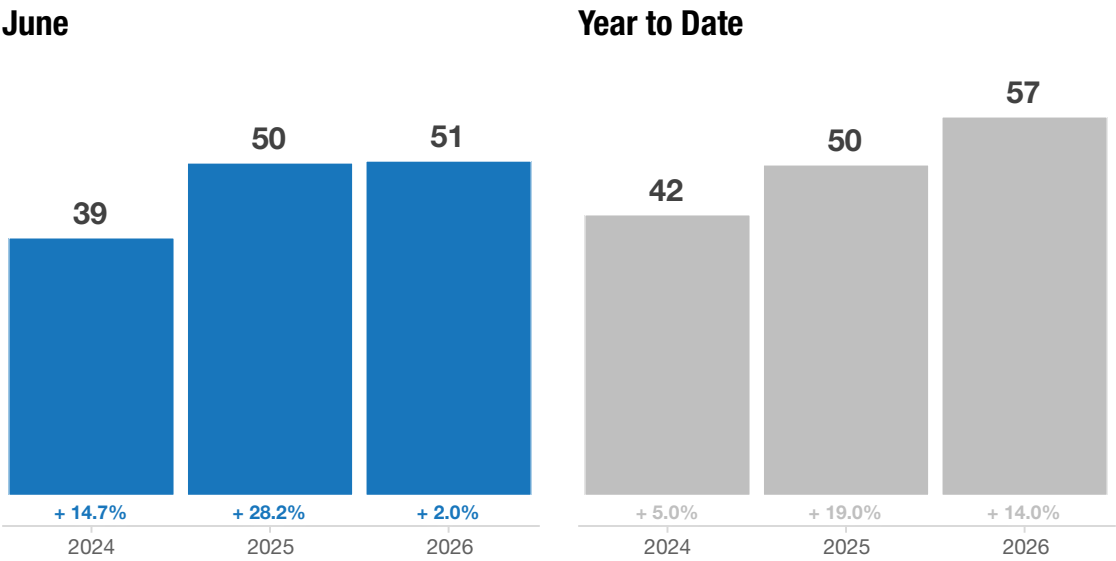
Closed Sales	Prior Year	Year-Over-Year Change
Jul-2025	977	914 + 6.9%
Aug-2025	936	899 + 4.1%
Sep-2025	911	894 + 1.9%
Oct-2025	887	846 + 4.8%
Nov-2025	700	787 - 11.1%
Dec-2025	861	839 + 2.6%
Jan-2026	590	586 + 0.7%
Feb-2026	747	716 + 4.3%
Mar-2026	963	826 + 16.6%
Apr-2026	980	952 + 2.9%
May-2026	1,013	970 + 4.4%
Jun-2026	1,124	979 + 14.8%
12-Month Avg	891	851 + 4.7%

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.



Days on Market		Prior Year	Year-Over-Year Change
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%
Jun-2026	51	50	+ 2.0%
12-Month Avg*	53	46	+ 15.0%

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

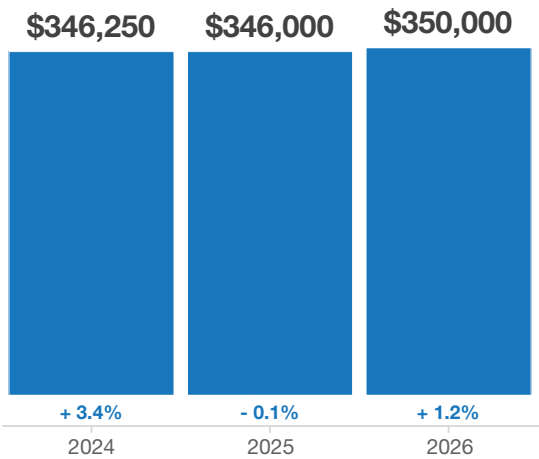
Historical Days on Market Until Sale by Month



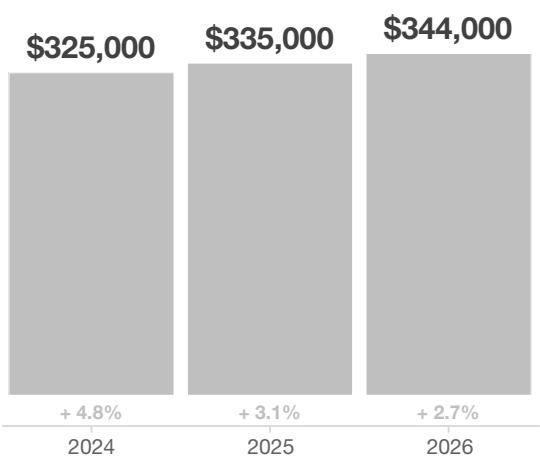
Median Sales Price

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

June



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$341,000	\$332,000	+ 2.7%
Apr-2026	\$340,000	\$330,000	+ 3.0%
May-2026	\$358,250	\$342,478	+ 4.6%
Jun-2026	\$350,000	\$346,000	+ 1.2%
12-Month Avg*	\$341,000	\$335,000	+ 1.8%

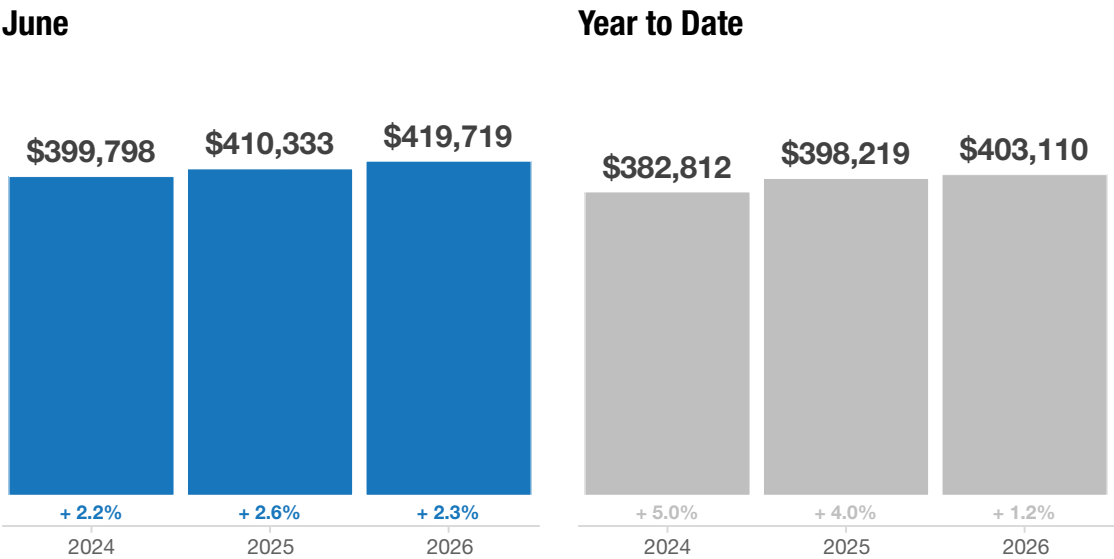
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

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.



Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$395,391	\$384,534 + 2.8%
Mar-2026	\$396,148	\$381,837 + 3.7%
Apr-2026	\$398,431	\$401,316 - 0.7%
May-2026	\$411,361	\$413,733 - 0.6%
Jun-2026	\$419,719	\$410,333 + 2.3%
12-Month Avg*	\$405,557	\$397,641 + 2.0%

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

Historical Average Sales Price by Month



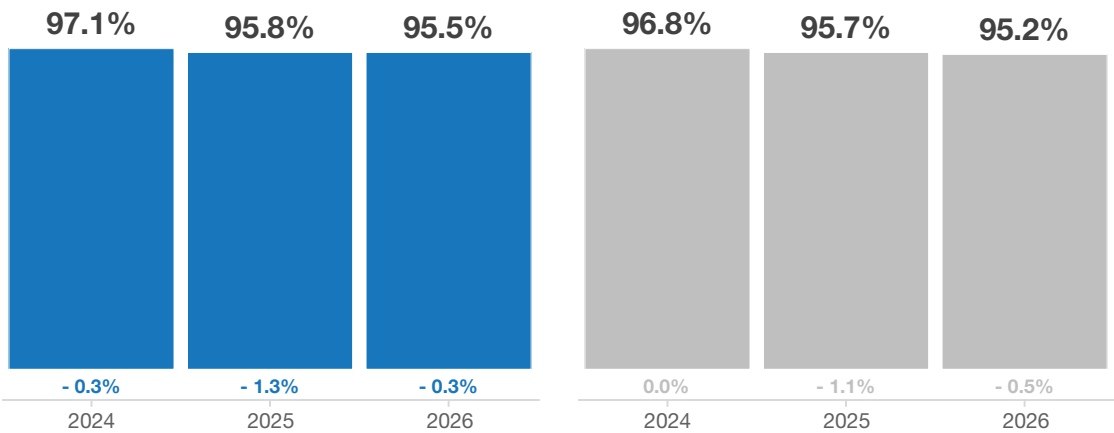
Percent of Original List Price Received

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.



June

Year to Date



	Pct. of Orig. Price Received	Prior Year	Year-Over-Year Change
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%
Jun-2026	95.5%	95.8%	- 0.3%
12-Month Avg*	95.2%	95.6%	- 0.5%

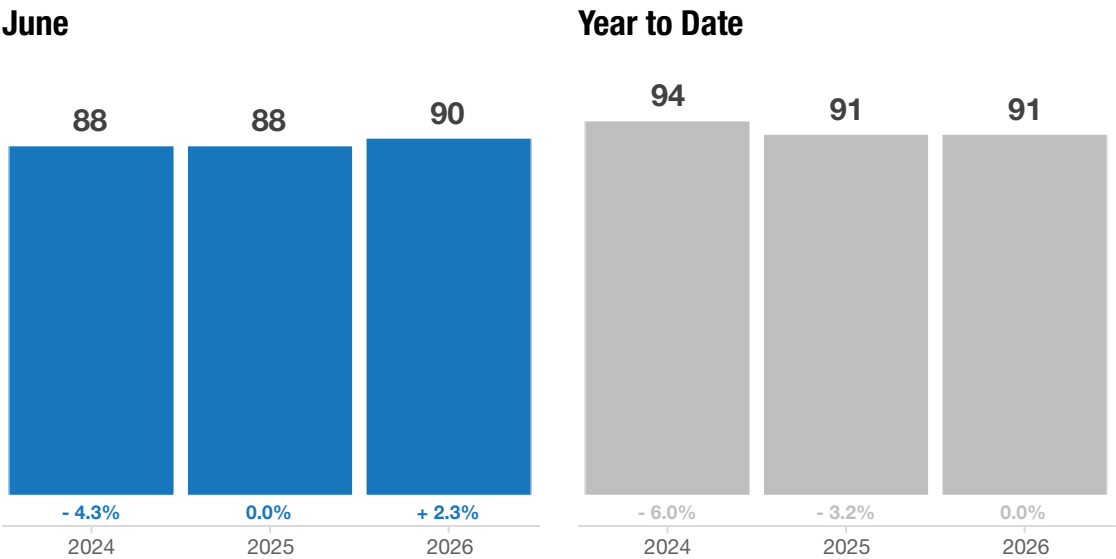
* Pct. of Orig. Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

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.



Affordability Index		Prior Year	Year-Over-Year Change
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%
May-2026	87	88	- 1.1%
Jun-2026	90	88	+ 2.3%
12-Month Avg	93	92	+ 1.1%

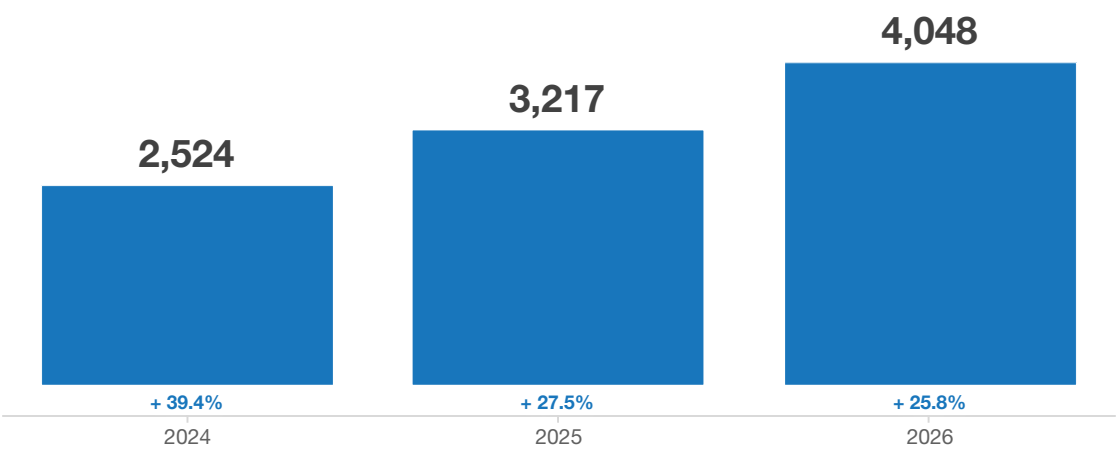
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

June



Homes for Sale	Prior Year	Year-Over-Year Change
Jul-2025	3,382	2,702 + 25.2%
Aug-2025	3,446	2,895 + 19.0%
Sep-2025	3,516	2,942 + 19.5%
Oct-2025	3,589	2,978 + 20.5%
Nov-2025	3,462	2,880 + 20.2%
Dec-2025	3,179	2,627 + 21.0%
Jan-2026	3,317	2,727 + 21.6%
Feb-2026	3,404	2,870 + 18.6%
Mar-2026	3,494	2,879 + 21.4%
Apr-2026	3,863	2,998 + 28.9%
May-2026	3,977	3,126 + 27.2%
Jun-2026	4,048	3,217 + 25.8%
12-Month Avg	3,556	2,903 + 22.5%

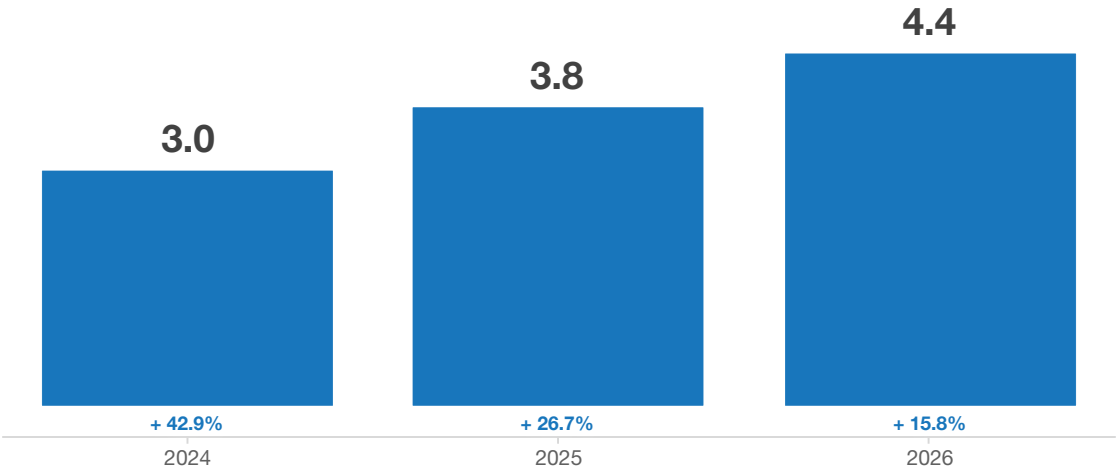
Historical Inventory of Homes for Sale by Month



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.

June



Months Supply		Prior Year	Year-Over-Year Change
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%
Jun-2026	4.4	3.8	+ 15.8%
12-Month Avg*	4.1	3.4	+ 19.3%

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

Historical Months Supply of Inventory by Month

