

# Weekly Market Activity Report



## For Week Ending March 8, 2025

Data current as of March 17, 2025

47.7% of mortgaged residential properties in the U.S. were considered equity-rich—having a loan-to-value ratio of 50% or lower—in the fourth quarter of 2024, according to ATTOM’s Q4 U.S. Home Equity and Underwater Report. This is down from 48.3% in the third quarter, but up from 46.1% one year earlier. The highest levels of equity-rich mortgaged properties were in Vermont (86.7%), New Hampshire (61.4%), and Maine (61.1%).

In the Chattanooga region, for the week ending March 8:

- New Listings increased 12.8% to 325
- Pending Sales increased 12.9% to 262
- Inventory increased 38.0% to 2,865

For the month of February:

- Median Sales Price increased 8.2% to \$329,950
- Days on Market increased 23.4% to 58
- Percent of Original List Price Received decreased 1.0% to 95.0%
- Months Supply of Inventory increased 36.0% to 3.4

## Quick Facts

+ 12.8%	+ 12.9%	+ 38.0%
Change in New Listings	Change in Pending Sales	Change in Inventory

### Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

### Metrics by Month

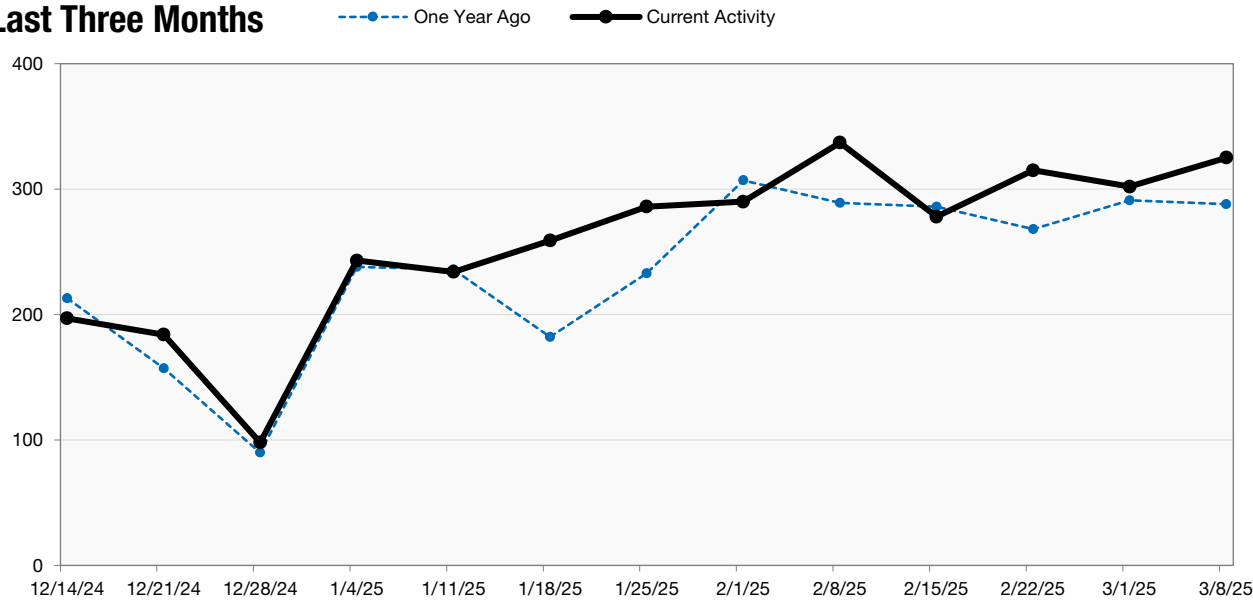
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# New Listings

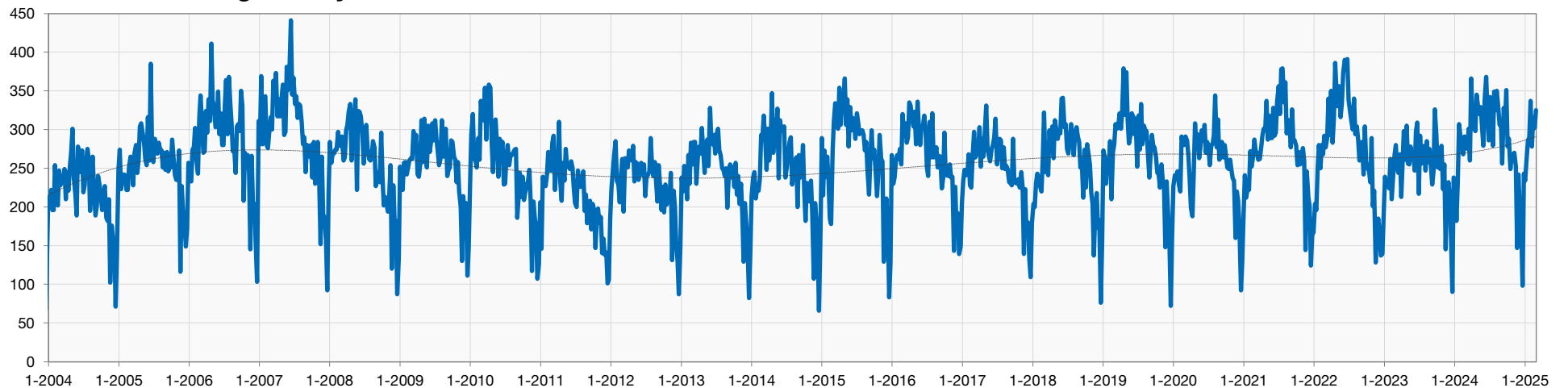
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
12/14/2024	197	213	- 7.5%
12/21/2024	184	157	+ 17.2%
12/28/2024	98	90	+ 8.9%
1/4/2025	243	238	+ 2.1%
1/11/2025	234	236	- 0.8%
1/18/2025	259	182	+ 42.3%
1/25/2025	286	233	+ 22.7%
2/1/2025	290	307	- 5.5%
2/8/2025	337	289	+ 16.6%
2/15/2025	278	286	- 2.8%
2/22/2025	315	268	+ 17.5%
3/1/2025	302	291	+ 3.8%
<b>3/8/2025</b>	<b>325</b>	<b>288</b>	<b>+ 12.8%</b>
<b>3-Month Total</b>	<b>3,348</b>	<b>3,078</b>	<b>+ 8.8%</b>

## Historical New Listing Activity



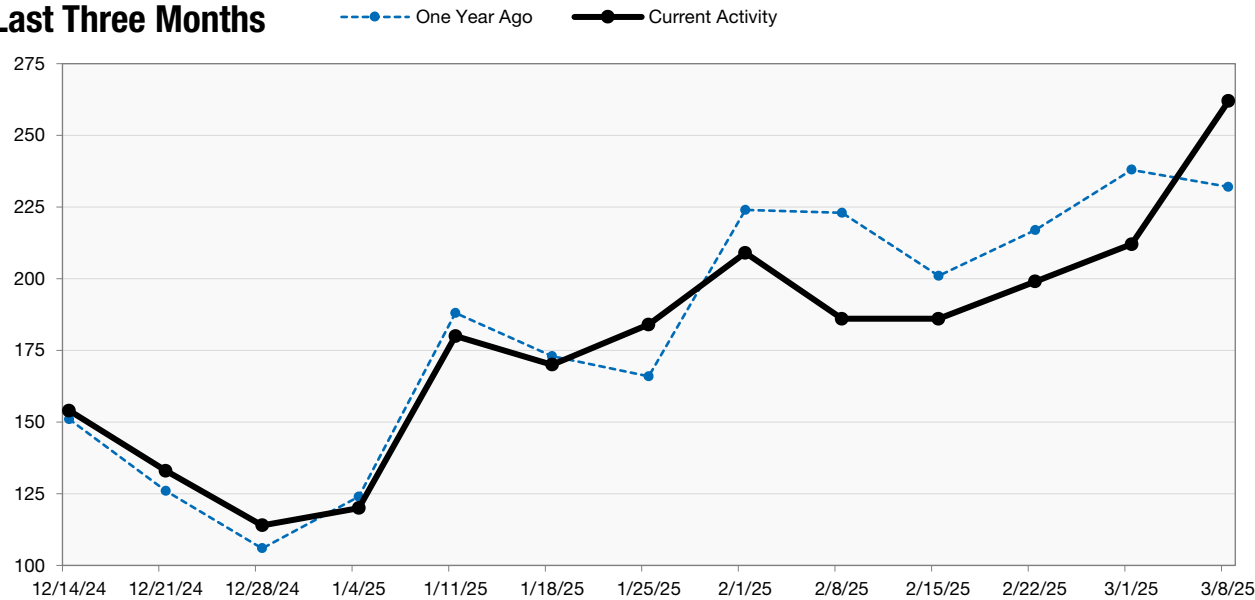
# Pending Sales

A count of the properties that have offers accepted on them in a given week.



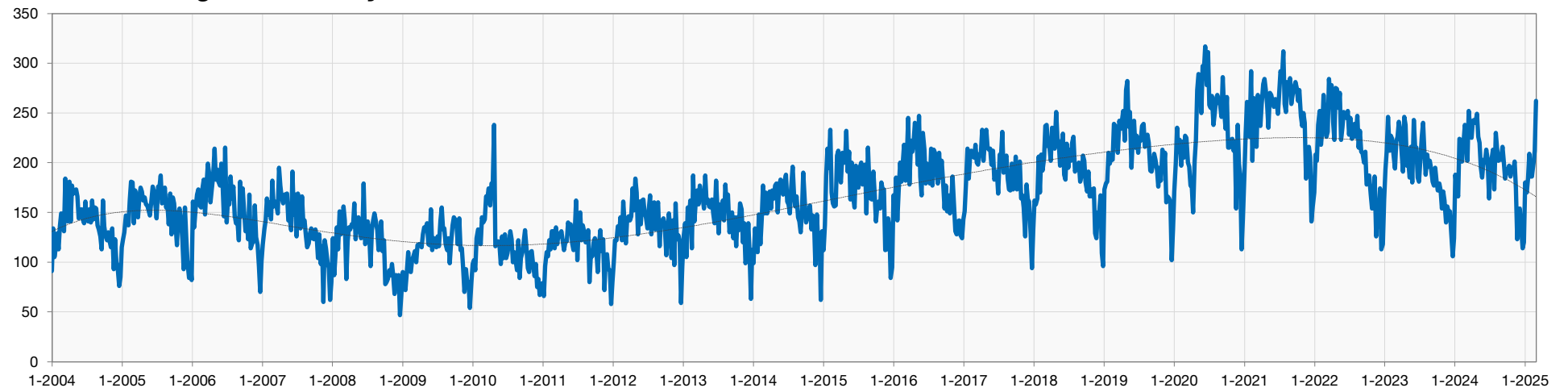
GREATER  
CHATTANOOGA  
REALTORS®

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
12/14/2024	154	151	+ 2.0%
12/21/2024	133	126	+ 5.6%
12/28/2024	114	106	+ 7.5%
1/4/2025	120	124	- 3.2%
1/11/2025	180	188	- 4.3%
1/18/2025	170	173	- 1.7%
1/25/2025	184	166	+ 10.8%
2/1/2025	209	224	- 6.7%
2/8/2025	186	223	- 16.6%
2/15/2025	186	201	- 7.5%
2/22/2025	199	217	- 8.3%
3/1/2025	212	238	- 10.9%
<b>3/8/2025</b>	<b>262</b>	<b>232</b>	<b>+ 12.9%</b>
<b>3-Month Total</b>	<b>2,309</b>	<b>2,369</b>	<b>- 2.5%</b>

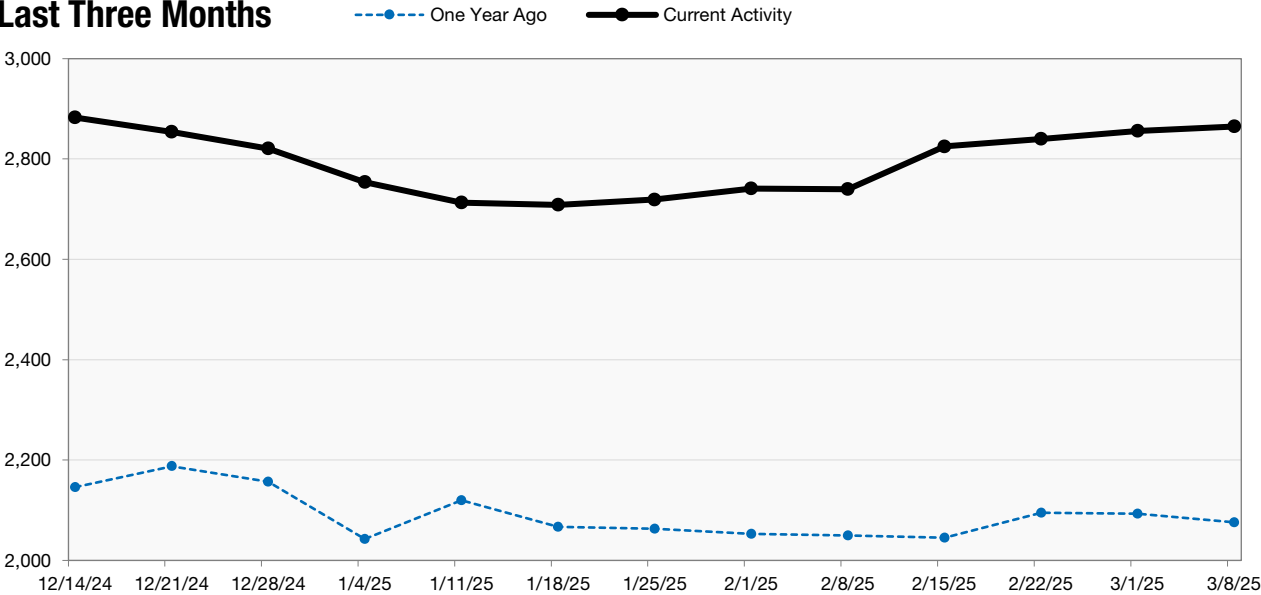
## Historical Pending Sales Activity



# Inventory of Homes for Sale

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

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
12/14/2024	2,883	2,146	+ 34.3%
12/21/2024	2,854	2,188	+ 30.4%
12/28/2024	2,821	2,157	+ 30.8%
1/4/2025	2,754	2,043	+ 34.8%
1/11/2025	2,713	2,120	+ 28.0%
1/18/2025	2,709	2,067	+ 31.1%
1/25/2025	2,719	2,063	+ 31.8%
2/1/2025	2,741	2,053	+ 33.5%
2/8/2025	2,740	2,050	+ 33.7%
2/15/2025	2,825	2,045	+ 38.1%
2/22/2025	2,840	2,095	+ 35.6%
3/1/2025	2,856	2,093	+ 36.5%
3/8/2025	2,865	2,076	+ 38.0%
3-Month Avg	2,794	2,092	+ 33.5%

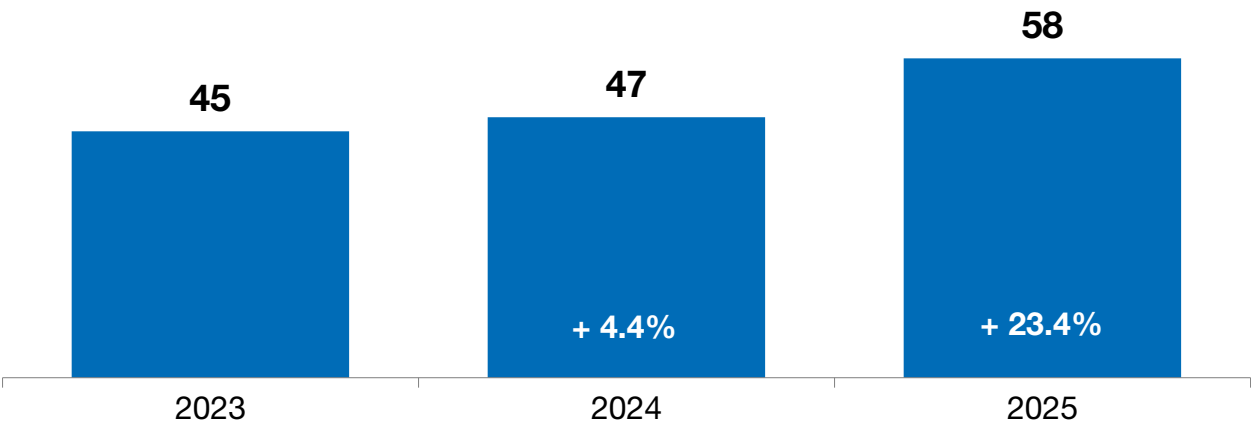
## Historical Inventory Activity



# 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



Month	Current Activity	One Year Previous	+ / -
March 2024	51	42	+ 21.4%
April 2024	42	41	+ 2.4%
May 2024	34	39	- 12.8%
June 2024	39	34	+ 14.7%
July 2024	39	35	+ 11.4%
August 2024	38	35	+ 8.6%
September 2024	42	35	+ 20.0%
October 2024	46	35	+ 31.4%
November 2024	44	40	+ 10.0%
December 2024	50	41	+ 22.0%
January 2025	56	45	+ 24.4%
February 2025	58	47	+ 23.4%
12-Month Avg	44	39	+ 12.8%

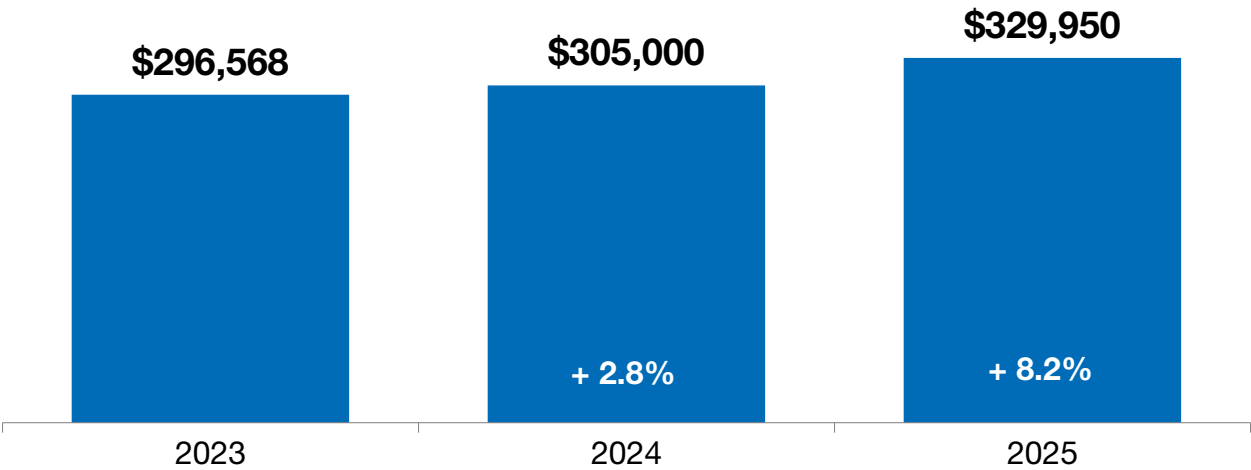
## Historical Days on Market Until Sale



# Median Sales Price

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

## February



Month	Current Activity	One Year Previous	+ / -
March 2024	\$325,000	\$315,000	+ 3.2%
April 2024	\$320,552	\$300,000	+ 6.9%
May 2024	\$340,737	\$321,878	+ 5.9%
June 2024	\$345,625	\$335,000	+ 3.2%
July 2024	\$329,900	\$325,000	+ 1.5%
August 2024	\$340,000	\$330,000	+ 3.0%
September 2024	\$319,000	\$320,000	- 0.3%
October 2024	\$350,000	\$314,900	+ 11.1%
November 2024	\$339,563	\$306,000	+ 11.0%
December 2024	\$335,000	\$300,000	+ 11.7%
January 2025	\$327,500	\$319,950	+ 2.4%
February 2025	\$329,950	\$305,000	+ 8.2%
12-Month Avg	\$332,000	\$316,000	+ 5.1%

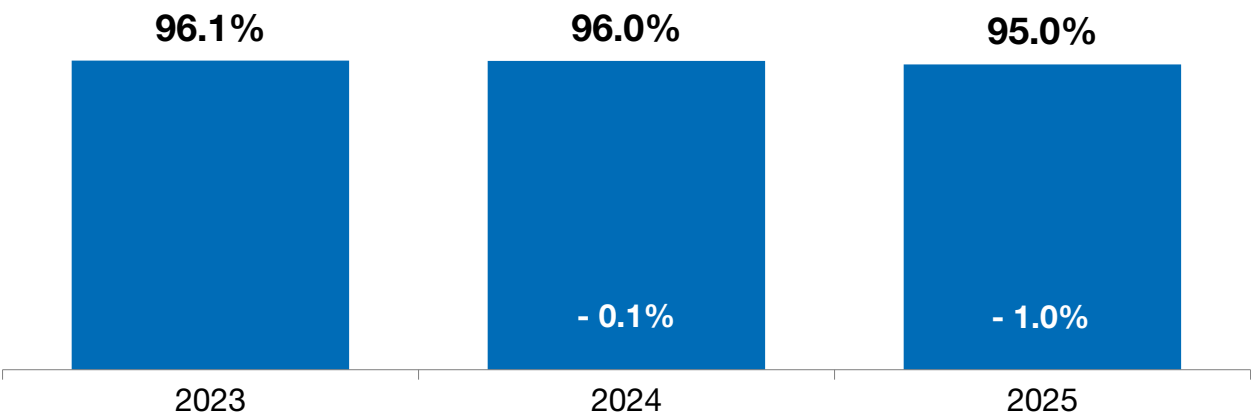
## Historical Median Sales Price



# Percent of Original List Price Received

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

## February



Month	Current Activity	One Year Previous	+ / -
March 2024	96.7%	97.2%	- 0.5%
April 2024	96.8%	97.5%	- 0.7%
May 2024	97.3%	97.1%	+ 0.2%
June 2024	97.1%	97.4%	- 0.3%
July 2024	96.3%	97.6%	- 1.3%
August 2024	96.1%	97.2%	- 1.1%
September 2024	95.4%	96.8%	- 1.4%
October 2024	95.5%	96.5%	- 1.0%
November 2024	95.2%	96.1%	- 0.9%
December 2024	95.0%	95.5%	- 0.5%
January 2025	94.2%	96.3%	- 2.2%
February 2025	95.0%	96.0%	- 1.0%
12-Month Avg	96.0%	96.9%	- 0.9%

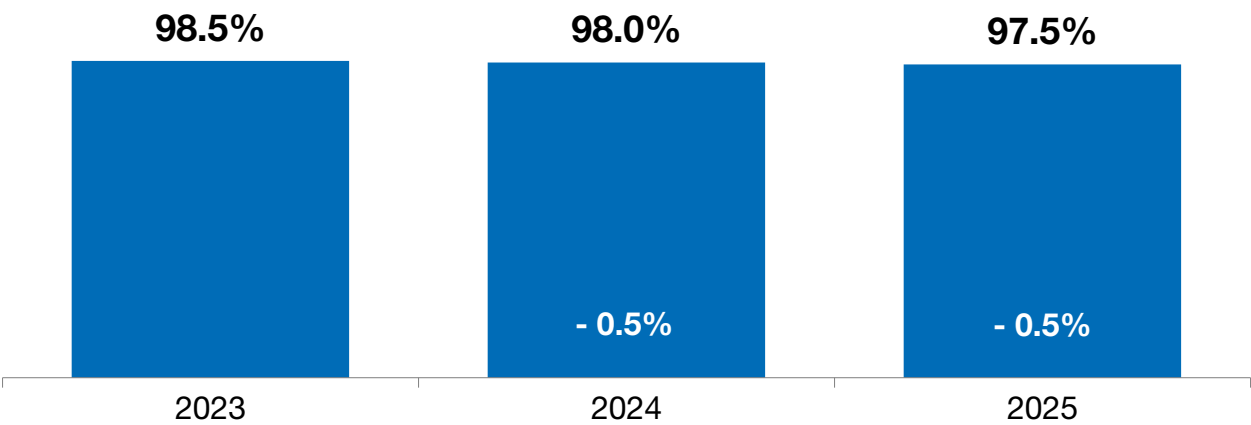
## Historical Percent of Original List Price Received



# Percent of Last List Price Received

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

## February



Month	Current Activity	One Year Previous	+ / -
March 2024	98.4%	99.0%	- 0.6%
April 2024	98.6%	99.0%	- 0.4%
May 2024	98.8%	98.5%	+ 0.3%
June 2024	98.8%	98.7%	+ 0.1%
July 2024	98.4%	99.2%	- 0.8%
August 2024	98.0%	98.7%	- 0.7%
September 2024	97.9%	98.7%	- 0.8%
October 2024	97.9%	98.3%	- 0.4%
November 2024	97.9%	98.2%	- 0.3%
December 2024	97.7%	97.9%	- 0.2%
January 2025	96.9%	98.0%	- 1.1%
February 2025	97.5%	98.0%	- 0.5%
12-Month Avg	98.1%	98.6%	- 0.5%

## Historical Percent of Last List Price Received

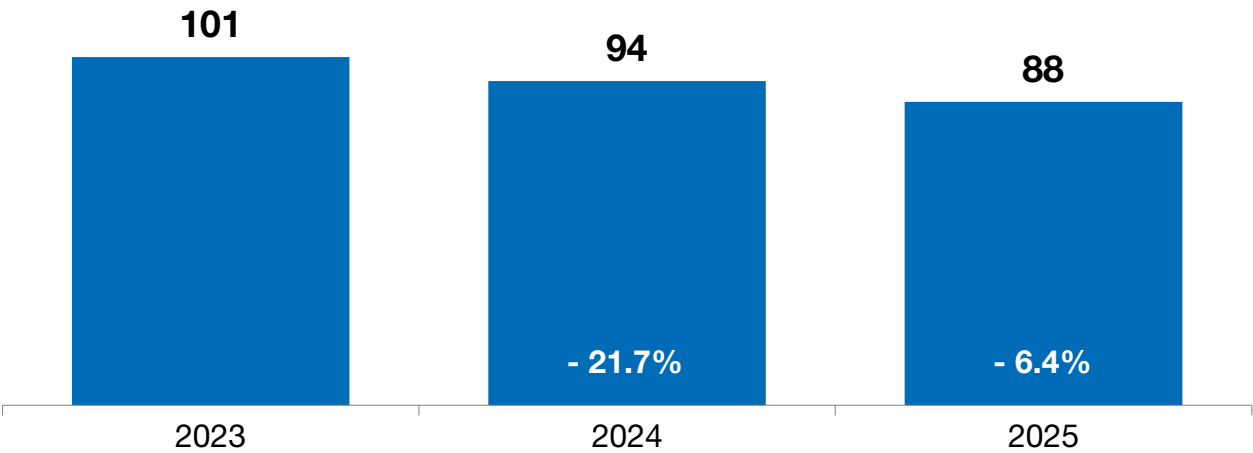




# Housing Affordability Index

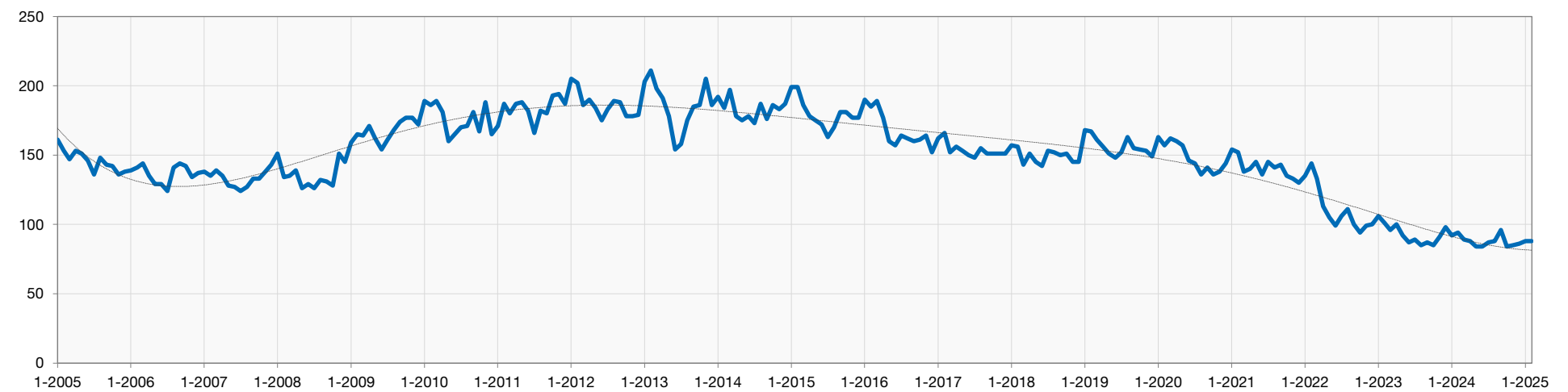
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## February



Month	Current Activity	One Year Previous	+ / -
March 2024	89	96	- 7.3%
April 2024	88	100	- 12.0%
May 2024	84	92	- 8.7%
June 2024	84	87	- 3.4%
July 2024	87	89	- 2.2%
August 2024	88	85	+ 3.5%
September 2024	96	87	+ 10.3%
October 2024	84	85	- 1.2%
November 2024	85	91	- 6.6%
December 2024	86	98	- 12.2%
January 2025	88	92	- 4.3%
February 2025	88	94	- 6.4%
12-Month Avg	87	91	- 4.4%

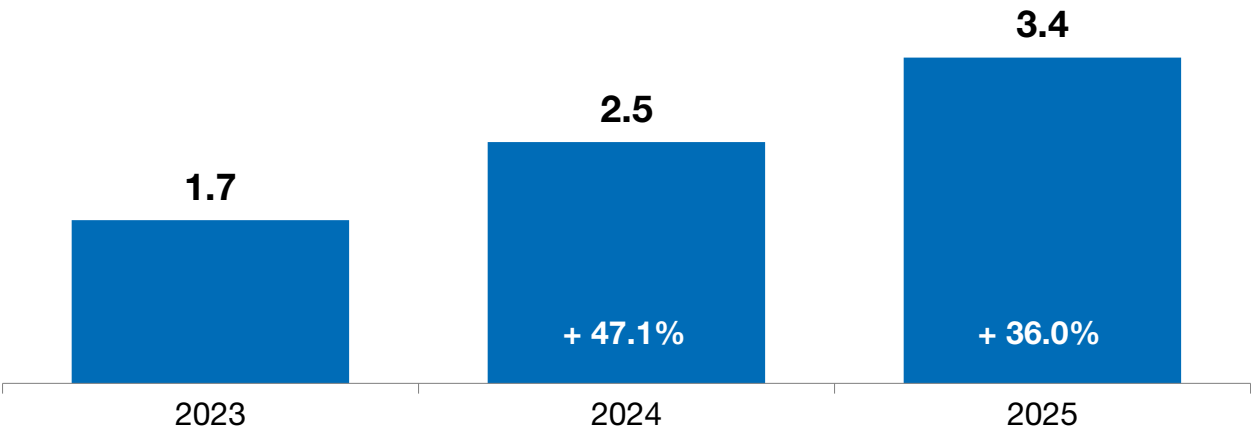
## Historical Housing Affordability Index



# 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



Month	Current Activity	One Year Previous	+ / -
March 2024	2.4	1.7	+ 41.2%
April 2024	2.5	1.7	+ 47.1%
May 2024	2.8	1.9	+ 47.4%
June 2024	3.0	2.1	+ 42.9%
July 2024	3.2	2.0	+ 60.0%
August 2024	3.5	2.1	+ 66.7%
September 2024	3.5	2.3	+ 52.2%
October 2024	3.5	2.5	+ 40.0%
November 2024	3.4	2.5	+ 36.0%
December 2024	3.1	2.4	+ 29.2%
January 2025	3.2	2.4	+ 33.3%
February 2025	3.4	2.5	+ 36.0%
12-Month Avg	3.1	2.2	+ 40.9%

## Historical Months Supply of Inventory

