

# Weekly Market Activity Report



## For Week Ending April 19, 2025

Data current as of April 28, 2025

Housing inventory continues to grow nationwide, climbing 28.5% year-over-year, according to Realtor.com's March 2025 Monthly Housing Market Trends Report. New listing activity increased 10.2% from one year ago, marking the most active March for new listings since 2022. On average, homes spent 53 days on the market, three days more than the same time last year, with 17.5% of homes receiving price reductions.

In the Chattanooga region, for the week ending April 19:

- New Listings increased 0.6% to 321
- Pending Sales decreased 4.9% to 232
- Inventory increased 41.6% to 3,009

For the month of March:

- Median Sales Price increased 2.3% to \$332,500
- Days on Market decreased 2.0% to 50
- Percent of Original List Price Received decreased 0.5% to 96.2%
- Months Supply of Inventory increased 41.7% to 3.4

## Quick Facts

+ 0.6%	- 4.9%	+ 41.6%
Change in New Listings	Change in Pending Sales	Change in Inventory

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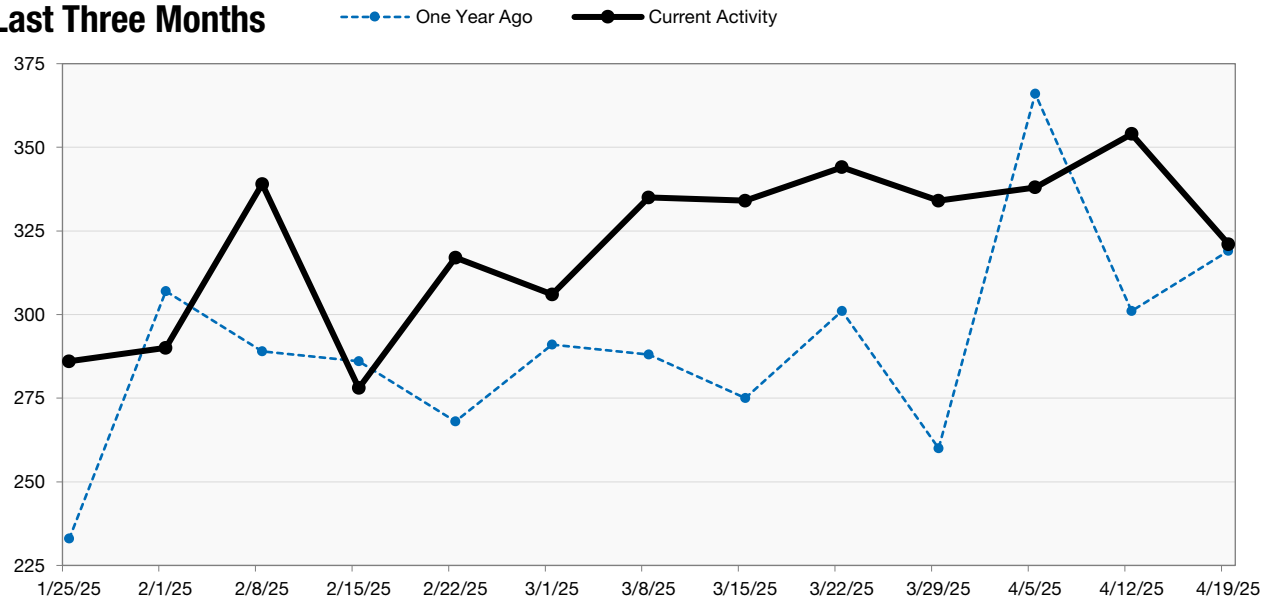
# New Listings

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



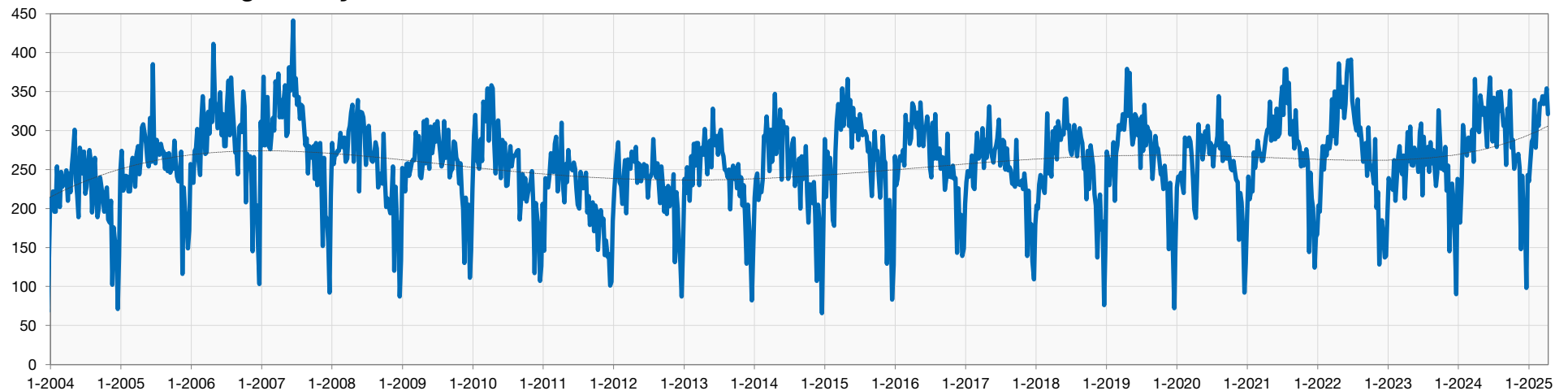
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## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/25/2025	286	233	+ 22.7%
2/1/2025	290	307	- 5.5%
2/8/2025	339	289	+ 17.3%
2/15/2025	278	286	- 2.8%
2/22/2025	317	268	+ 18.3%
3/1/2025	306	291	+ 5.2%
3/8/2025	335	288	+ 16.3%
3/15/2025	334	275	+ 21.5%
3/22/2025	344	301	+ 14.3%
3/29/2025	334	260	+ 28.5%
4/5/2025	338	366	- 7.7%
4/12/2025	354	301	+ 17.6%
4/19/2025	321	319	+ 0.6%
3-Month Total	4,176	3,784	+ 10.4%

## Historical New Listing Activity



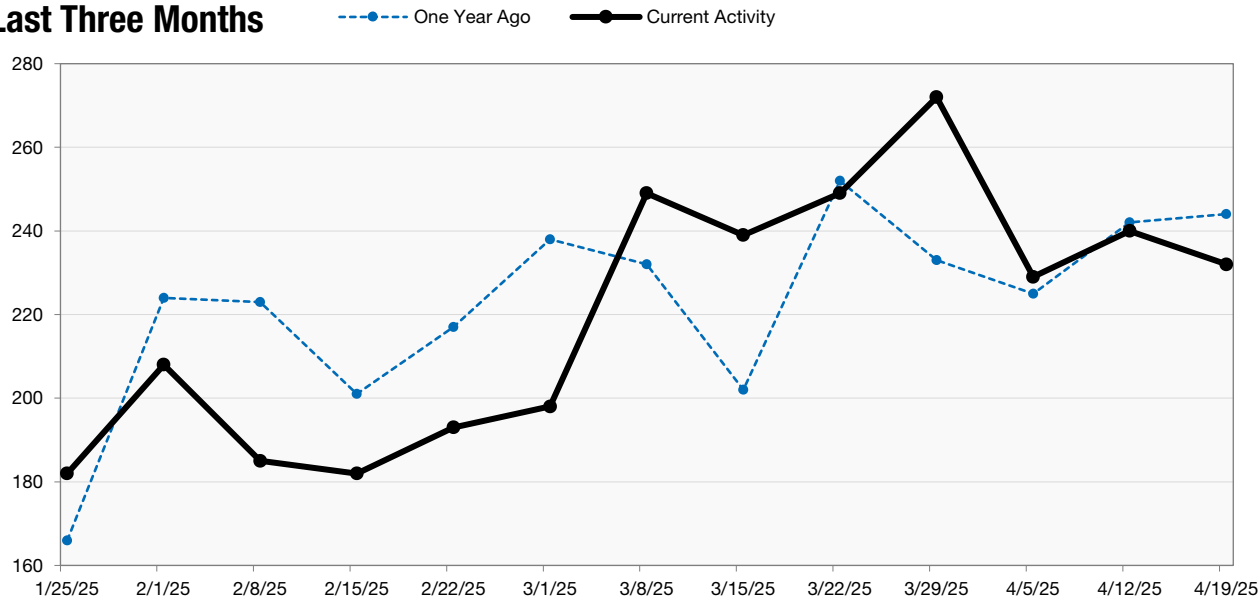
# Pending Sales

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



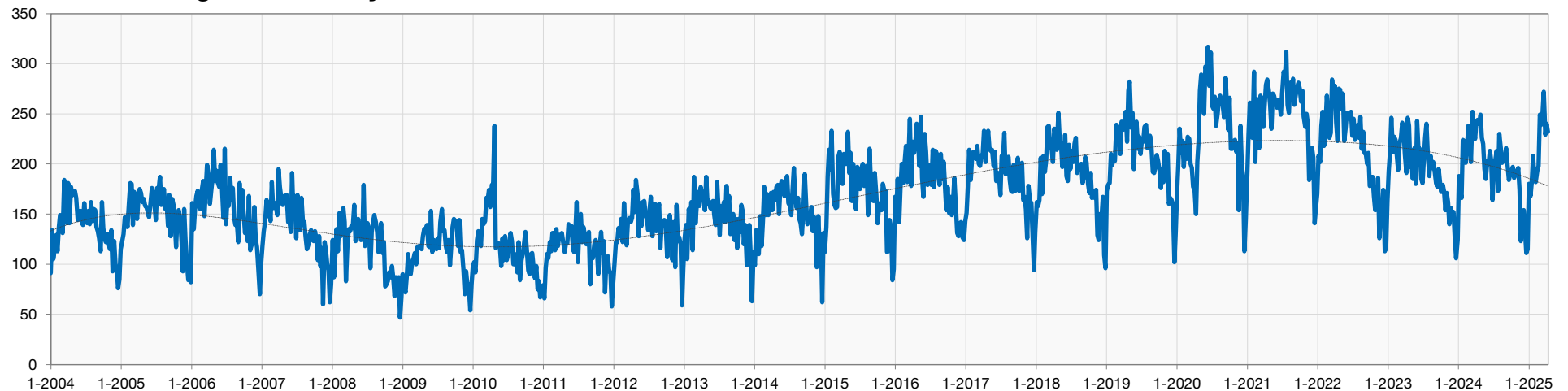
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## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/25/2025	182	166	+ 9.6%
2/1/2025	208	224	- 7.1%
2/8/2025	185	223	- 17.0%
2/15/2025	182	201	- 9.5%
2/22/2025	193	217	- 11.1%
3/1/2025	198	238	- 16.8%
3/8/2025	249	232	+ 7.3%
3/15/2025	239	202	+ 18.3%
3/22/2025	249	252	- 1.2%
3/29/2025	272	233	+ 16.7%
4/5/2025	229	225	+ 1.8%
4/12/2025	240	242	- 0.8%
<b>4/19/2025</b>	<b>232</b>	<b>244</b>	<b>- 4.9%</b>
<b>3-Month Total</b>	<b>2,858</b>	<b>2,899</b>	<b>- 1.4%</b>

## Historical Pending Sales Activity



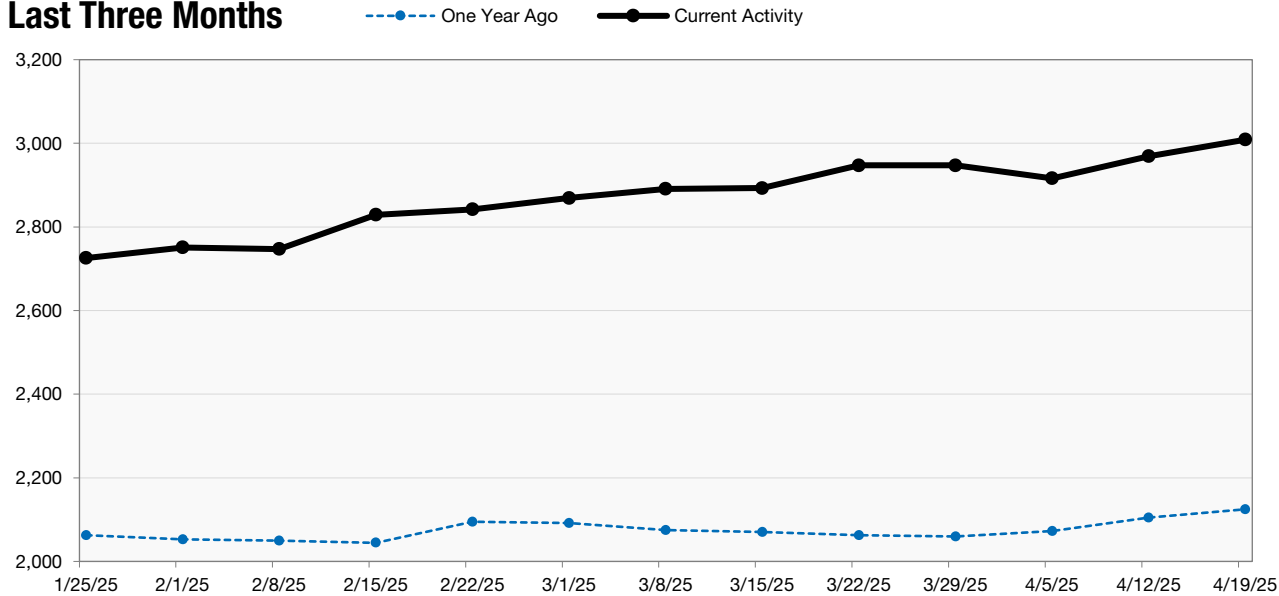
# Inventory of Homes for Sale

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



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## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/25/2025	2,726	2,063	+ 32.1%
2/1/2025	2,751	2,053	+ 34.0%
2/8/2025	2,747	2,050	+ 34.0%
2/15/2025	2,829	2,045	+ 38.3%
2/22/2025	2,842	2,095	+ 35.7%
3/1/2025	2,869	2,092	+ 37.1%
3/8/2025	2,891	2,075	+ 39.3%
3/15/2025	2,893	2,070	+ 39.8%
3/22/2025	2,947	2,063	+ 42.9%
3/29/2025	2,947	2,060	+ 43.1%
4/5/2025	2,916	2,073	+ 40.7%
4/12/2025	2,969	2,105	+ 41.0%
<b>4/19/2025</b>	<b>3,009</b>	<b>2,125</b>	<b>+ 41.6%</b>
3-Month Avg	2,872	2,075	+ 38.4%

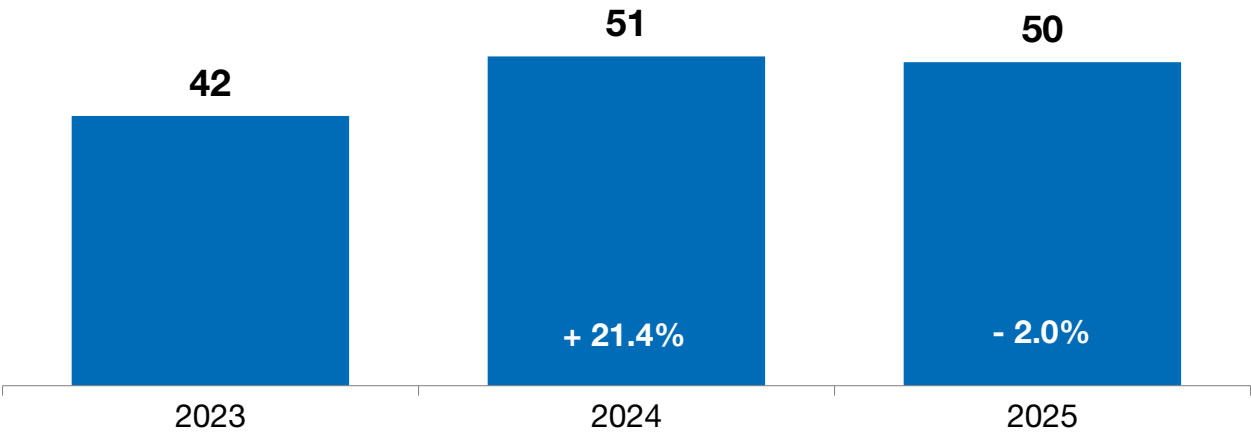
## Historical Inventory Activity



# 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.

## March



Month	Current Activity	One Year Previous	+ / -
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	57	45	+ 26.7%
February 2025	57	47	+ 21.3%
March 2025	50	51	- 2.0%
12-Month Avg	44	40	+ 10.0%

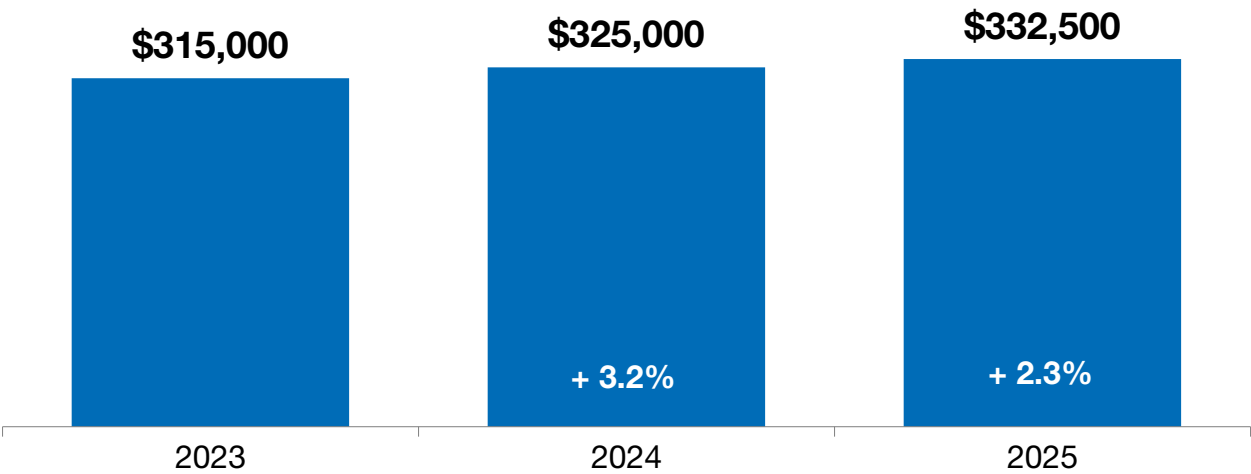
## Historical Days on Market Until Sale



# Median Sales Price

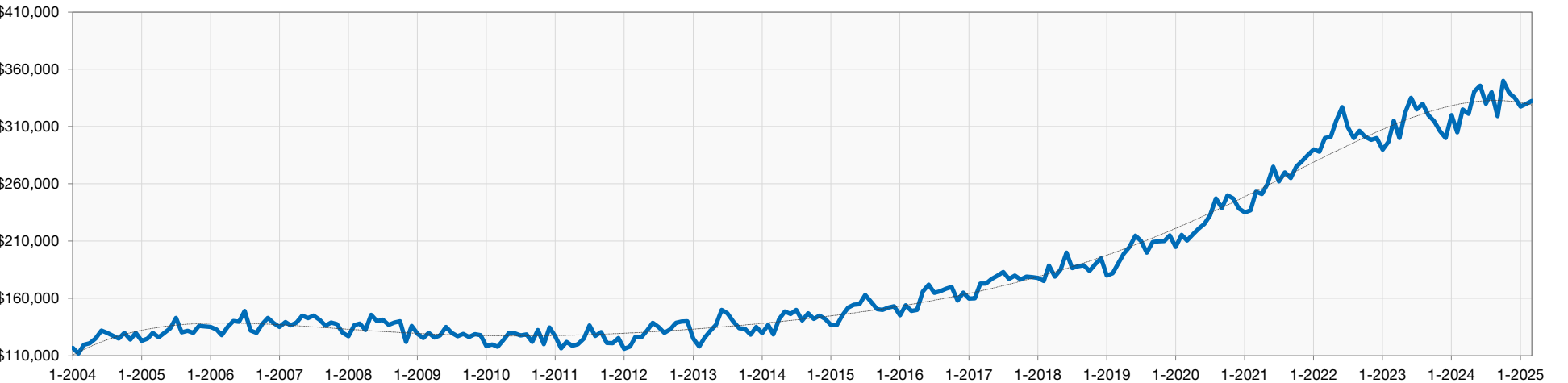
Median price point for all closed sales, not accounting for seller concessions, in a given month.

## March



Month	Current Activity	One Year Previous	+ / -
April 2024	\$321,104	\$300,000	+ 7.0%
May 2024	\$340,737	\$322,055	+ 5.8%
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	\$339,425	\$306,000	+ 10.9%
December 2024	\$335,000	\$300,000	+ 11.7%
January 2025	\$327,500	\$319,950	+ 2.4%
February 2025	\$330,000	\$305,000	+ 8.2%
March 2025	\$332,500	\$325,000	+ 2.3%
12-Month Avg	\$334,155	\$318,665	+ 4.9%

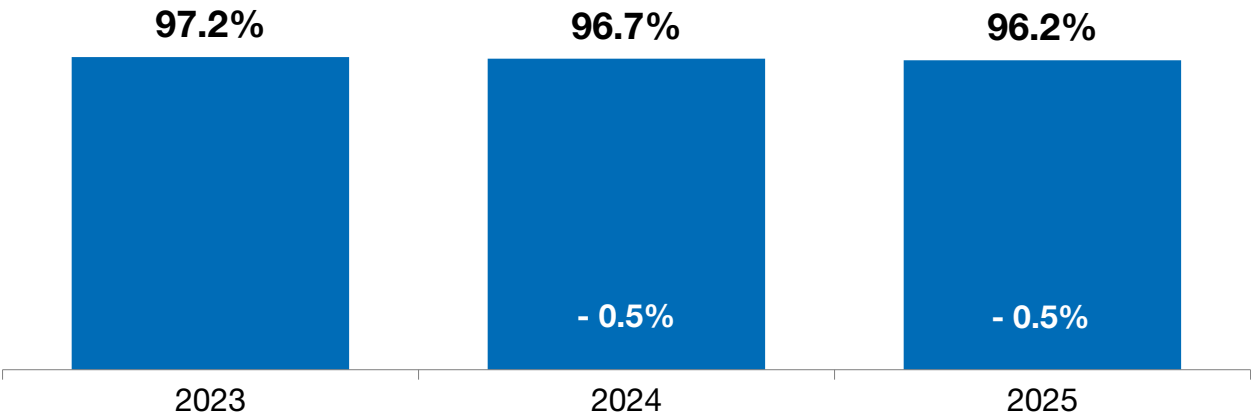
## Historical Median Sales Price



# 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.

## March



Month	Current Activity	One Year Previous	+ / -
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	94.9%	95.5%	- 0.6%
January 2025	94.2%	96.3%	- 2.2%
February 2025	95.0%	96.0%	- 1.0%
March 2025	96.2%	96.7%	- 0.5%
12-Month Avg	96.0%	96.8%	- 0.8%

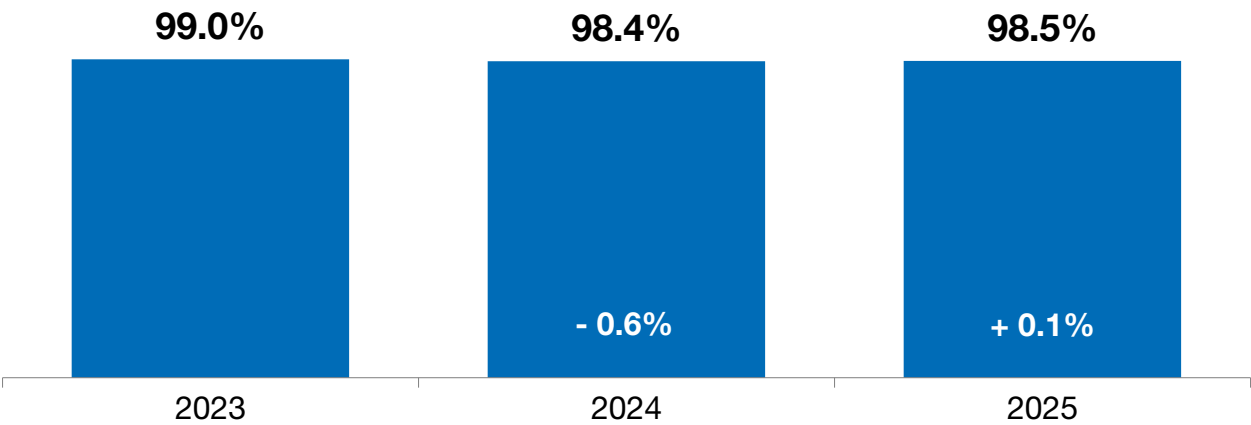
## Historical Percent of Original List Price Received



# 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.

## March



Month	Current Activity	One Year Previous	+ / -
April 2024	98.6%	99.0%	- 0.4%
May 2024	98.8%	98.4%	+ 0.4%
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	97.6%	97.9%	- 0.3%
January 2025	96.9%	98.0%	- 1.1%
February 2025	97.4%	98.0%	- 0.6%
March 2025	98.5%	98.4%	+ 0.1%
12-Month Avg	98.1%	98.5%	- 0.4%

## Historical Percent of Last List Price Received

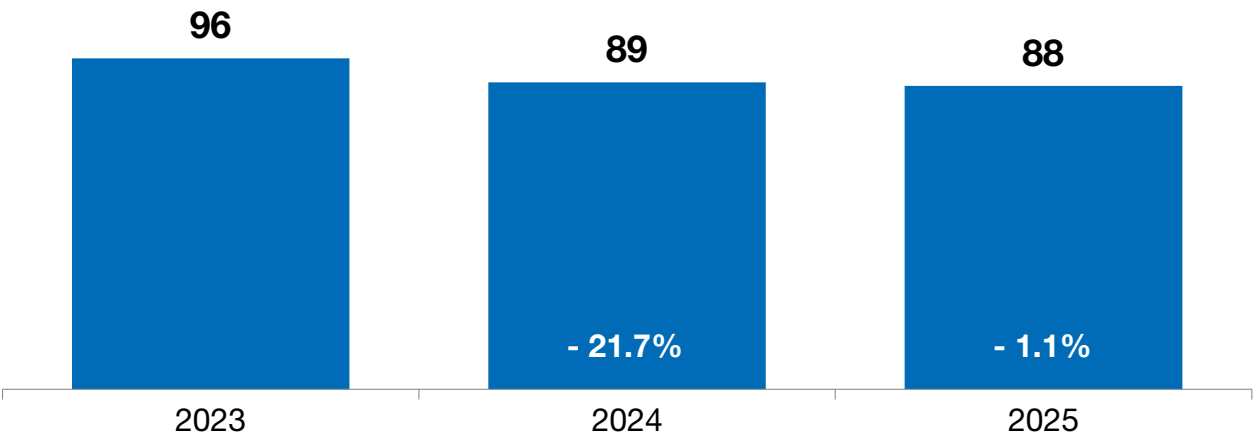




# Housing Affordability Index

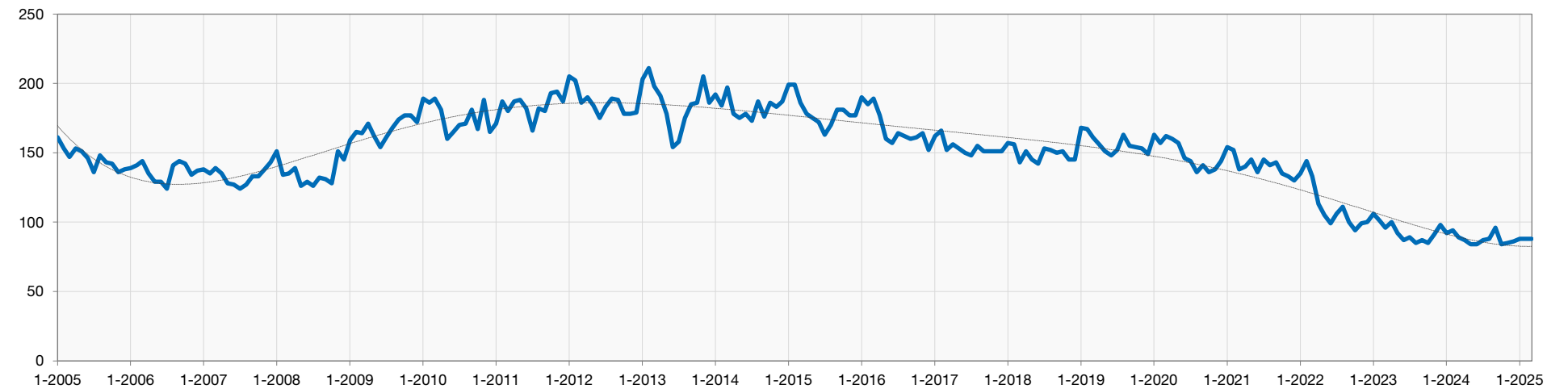
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## March



Month	Current Activity	One Year Previous	+ / -
April 2024	87	100	- 13.0%
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%
March 2025	88	89	- 1.1%
12-Month Avg	87	91	- 4.4%

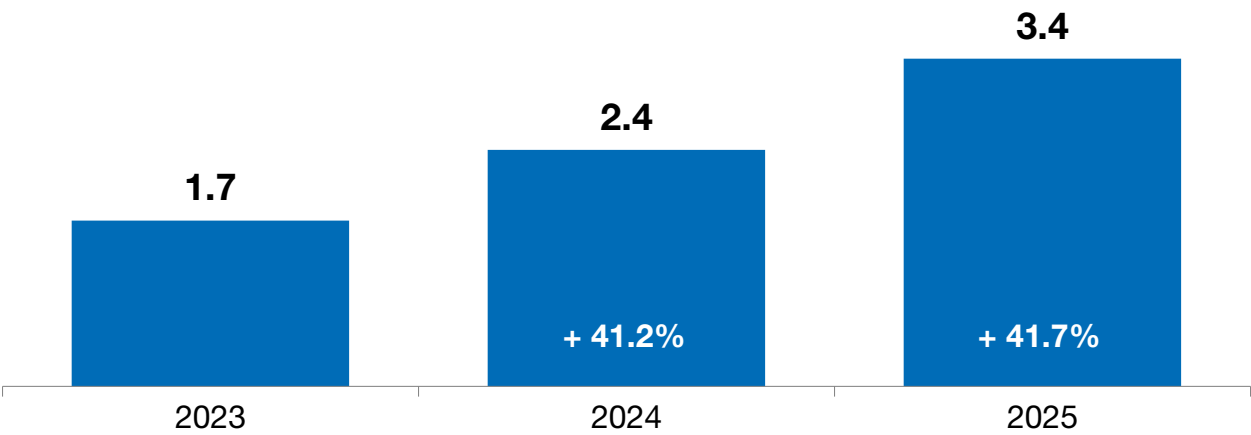
## Historical Housing Affordability Index



# 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.

## March



Month	Current Activity	One Year Previous	+ / -
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	3.4	2.1	+ 61.9%
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%
March 2025	3.4	2.4	+ 41.7%
12-Month Avg	3.2	2.2	+ 45.5%

## Historical Months Supply of Inventory

