

Weekly Market Activity Report



For Week Ending July 5, 2025

Data current as of July 14, 2025

U.S. pending home sales rose more than expected, climbing 1.8% month-over-month and 1.1% year-over-year, according to the National Association of REALTORS®. All four regions reported monthly increases, with the West recording the largest gain. Year-over-year, pending sales advanced in the Midwest and South but decreased in the Northeast and West.

In the Chattanooga region, for the week ending July 5:

- New Listings increased 5.9% to 303
- Pending Sales increased 37.8% to 226
- Inventory increased 27.6% to 3,238

For the month of June:

- Median Sales Price increased 0.3% to \$347,200
- Days on Market increased 28.2% to 50
- Percent of Original List Price Received decreased 1.3% to 95.8%
- Months Supply of Inventory increased 26.7% to 3.8

Quick Facts

+ 5.9%	+ 37.8%	+ 27.6%
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

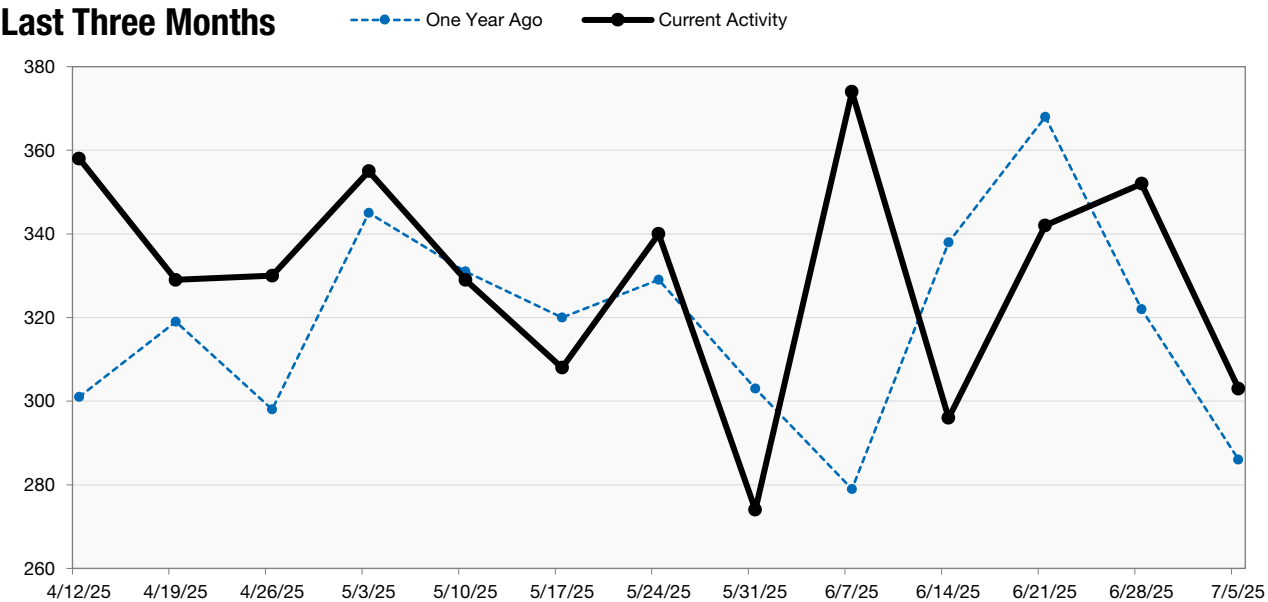
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New Listings

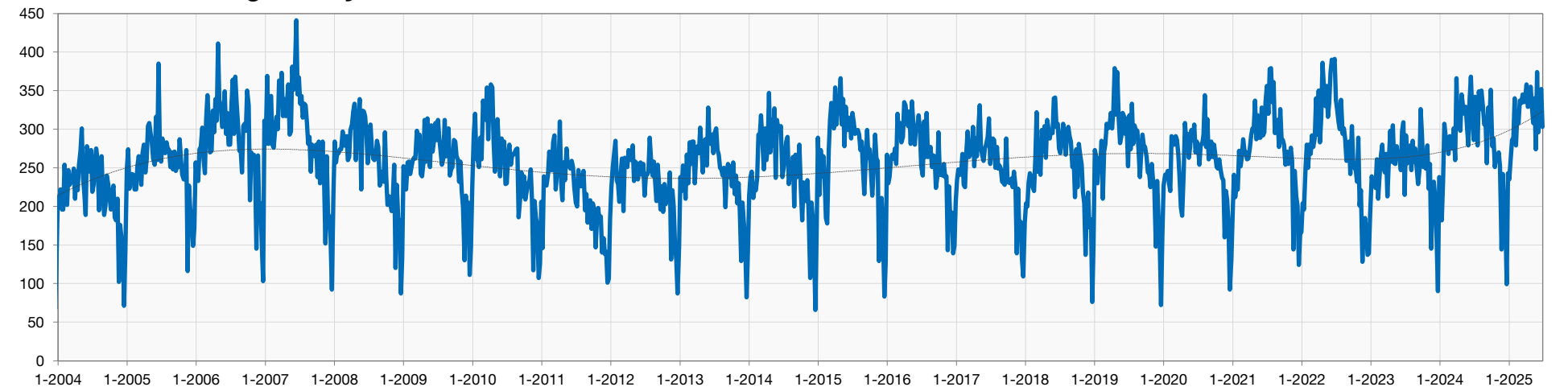
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/12/2025	358	301	+ 18.9%
4/19/2025	329	319	+ 3.1%
4/26/2025	330	298	+ 10.7%
5/3/2025	355	345	+ 2.9%
5/10/2025	329	331	- 0.6%
5/17/2025	308	320	- 3.8%
5/24/2025	340	329	+ 3.3%
5/31/2025	274	303	- 9.6%
6/7/2025	374	279	+ 34.1%
6/14/2025	296	338	- 12.4%
6/21/2025	342	368	- 7.1%
6/28/2025	352	322	+ 9.3%
7/5/2025	303	286	+ 5.9%
3-Month Total	4,290	4,139	+ 3.6%

Historical New Listing Activity



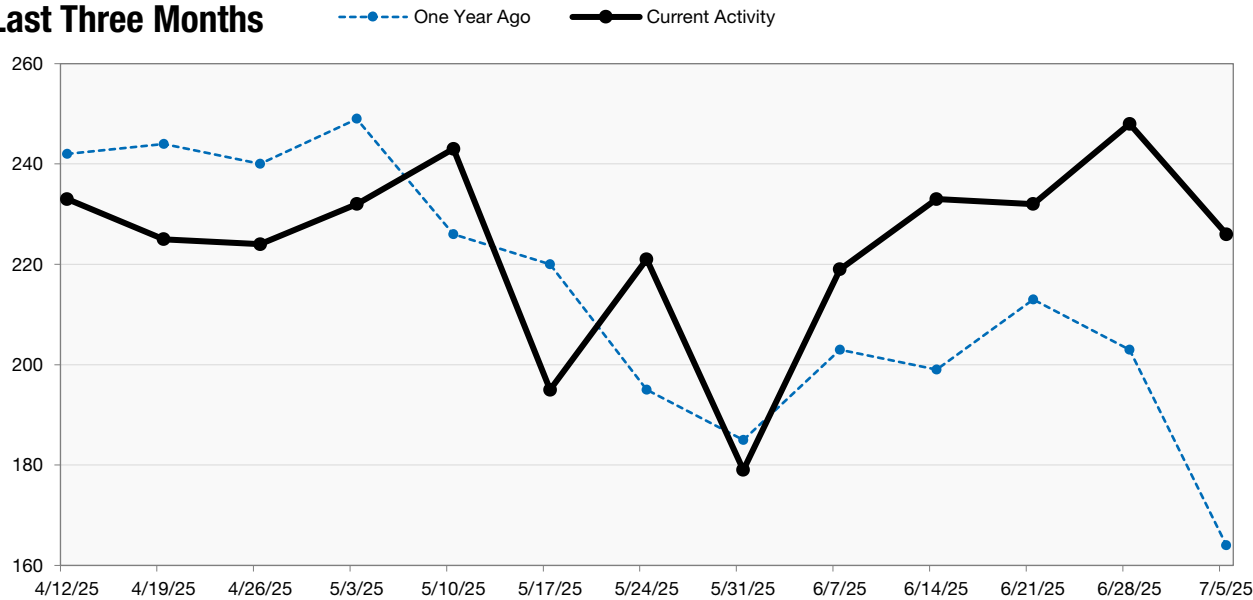
Pending Sales

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



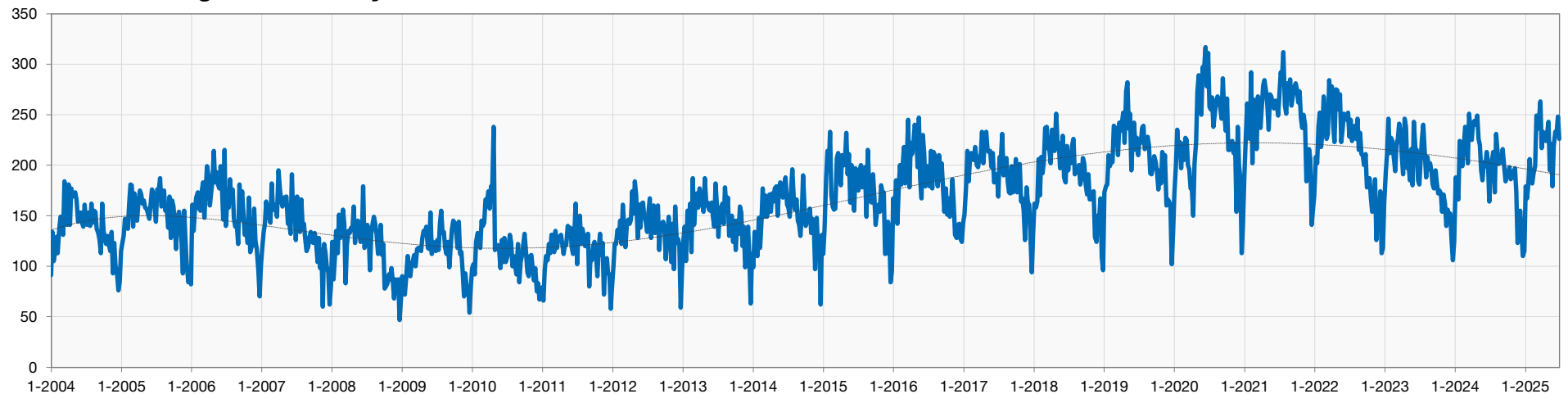
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Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/12/2025	233	242	- 3.7%
4/19/2025	225	244	- 7.8%
4/26/2025	224	240	- 6.7%
5/3/2025	232	249	- 6.8%
5/10/2025	243	226	+ 7.5%
5/17/2025	195	220	- 11.4%
5/24/2025	221	195	+ 13.3%
5/31/2025	179	185	- 3.2%
6/7/2025	219	203	+ 7.9%
6/14/2025	233	199	+ 17.1%
6/21/2025	232	213	+ 8.9%
6/28/2025	248	203	+ 22.2%
7/5/2025	226	164	+ 37.8%
3-Month Total	2,910	2,783	+ 4.6%

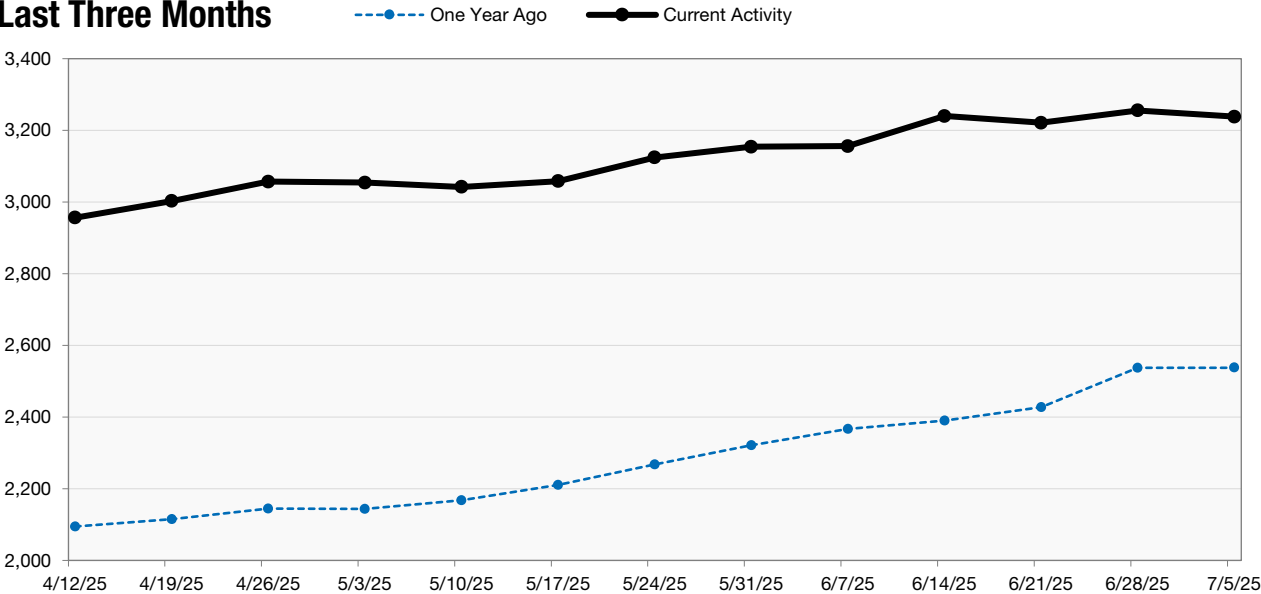
Historical Pending Sales Activity



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	+ / -
4/12/2025	2,957	2,095	+ 41.1%
4/19/2025	3,003	2,115	+ 42.0%
4/26/2025	3,057	2,145	+ 42.5%
5/3/2025	3,054	2,144	+ 42.4%
5/10/2025	3,042	2,168	+ 40.3%
5/17/2025	3,058	2,211	+ 38.3%
5/24/2025	3,124	2,268	+ 37.7%
5/31/2025	3,154	2,321	+ 35.9%
6/7/2025	3,156	2,367	+ 33.3%
6/14/2025	3,240	2,390	+ 35.6%
6/21/2025	3,221	2,428	+ 32.7%
6/28/2025	3,256	2,537	+ 28.3%
7/5/2025	3,238	2,538	+ 27.6%
3-Month Avg	3,120	2,287	+ 36.4%

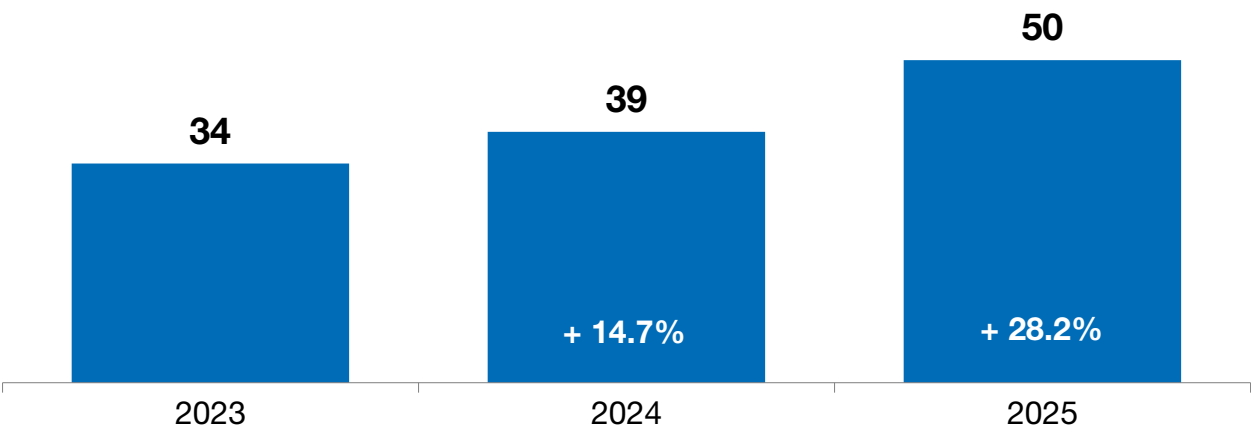
Historical Inventory Activity



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.

June



Month	Current Activity	One Year Previous	+ / -
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	57	47	+ 21.3%
March 2025	50	51	- 2.0%
April 2025	46	42	+ 9.5%
May 2025	44	34	+ 29.4%
June 2025	50	39	+ 28.2%
12-Month Avg	46	40	+ 15.0%

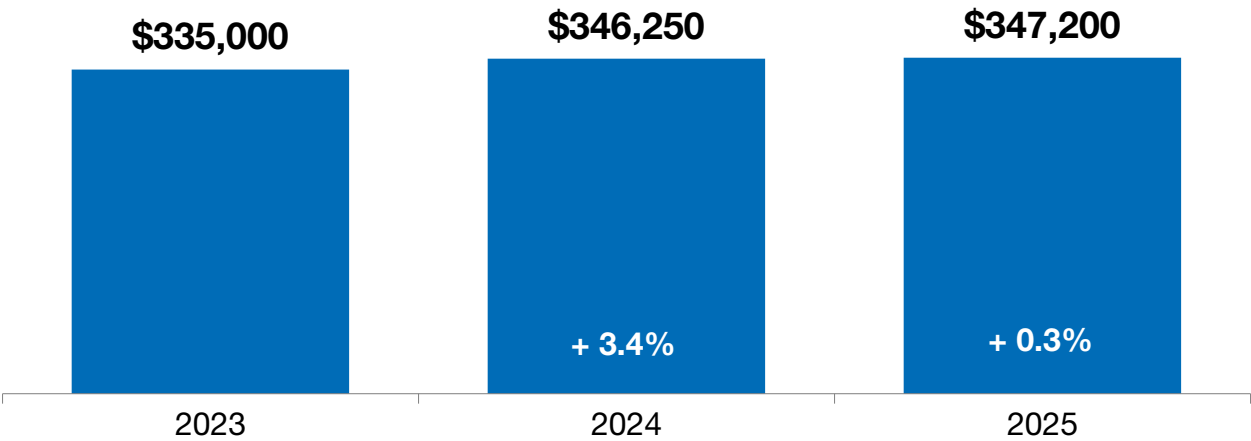
Historical Days on Market Until Sale



Median Sales Price

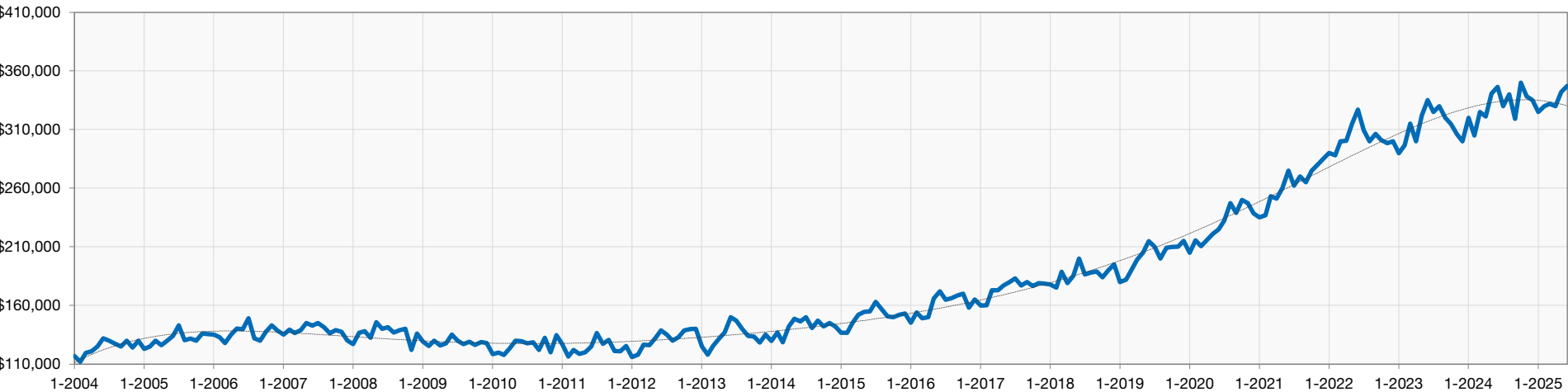
Median price point for all closed sales, not accounting for seller concessions, in a given month.

June



Month	Current Activity	One Year Previous	+ / -
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	\$338,213	\$306,000	+ 10.5%
December 2024	\$335,000	\$300,000	+ 11.7%
January 2025	\$325,000	\$319,950	+ 1.6%
February 2025	\$330,000	\$305,000	+ 8.2%
March 2025	\$332,000	\$325,000	+ 2.2%
April 2025	\$330,000	\$321,104	+ 2.8%
May 2025	\$342,000	\$340,737	+ 0.4%
June 2025	\$347,200	\$346,250	+ 0.3%
12-Month Avg	\$335,000	\$322,000	+ 4.0%

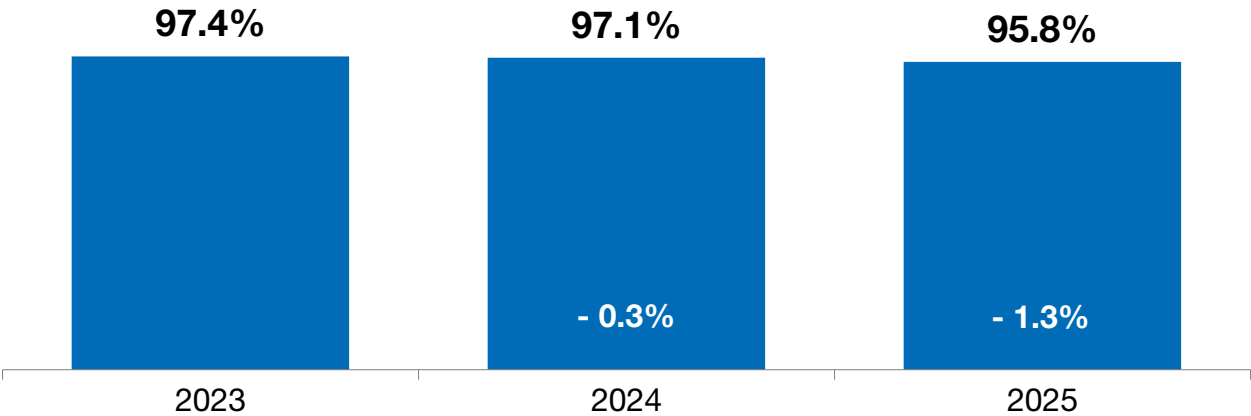
Historical Median Sales Price



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.

June



Month	Current Activity	One Year Previous	+ / -
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%
April 2025	96.4%	96.8%	- 0.4%
May 2025	95.9%	97.3%	- 1.4%
June 2025	95.8%	97.1%	- 1.3%
12-Month Avg	95.6%	96.7%	- 1.1%

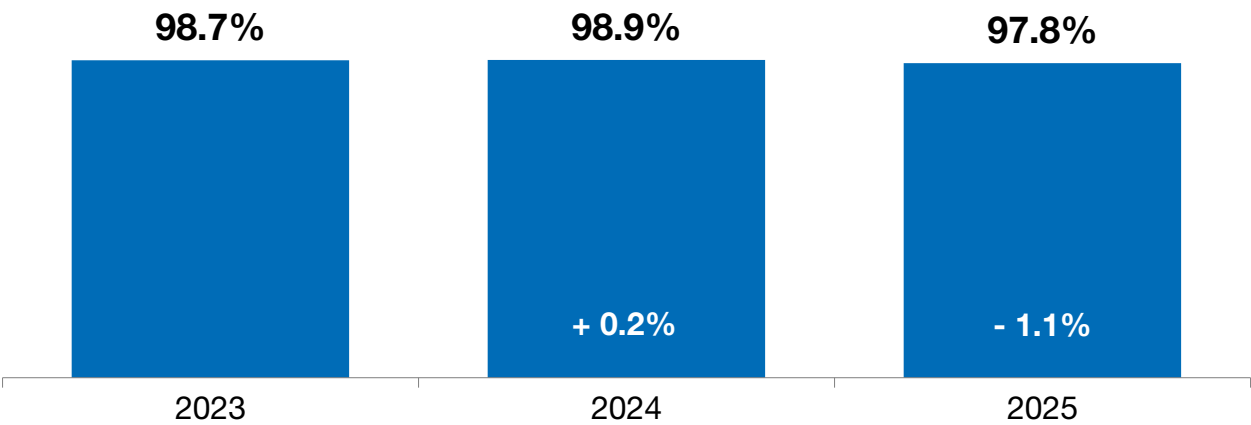
Historical Percent of Original List Price Received



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.

June



Month	Current Activity	One Year Previous	+ / -
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	97.5%	98.0%	- 0.5%
March 2025	98.5%	98.4%	+ 0.1%
April 2025	98.3%	98.6%	- 0.3%
May 2025	98.0%	98.8%	- 0.8%
June 2025	97.8%	98.9%	- 1.1%
12-Month Avg	97.9%	98.5%	- 0.6%

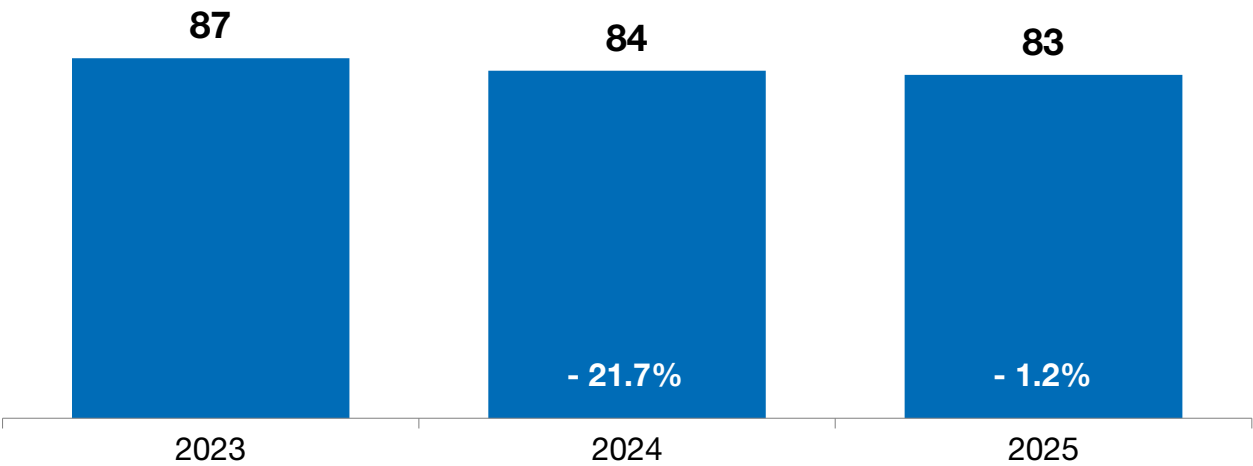
Historical Percent of Last List Price Received



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.**

June



Month	Current Activity	One Year Previous	+ / -
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	89	92	- 3.3%
February 2025	88	94	- 6.4%
March 2025	88	89	- 1.1%
April 2025	88	87	+ 1.1%
May 2025	84	84	0.0%
June 2025	83	84	- 1.2%
12-Month Avg	87	89	- 2.2%

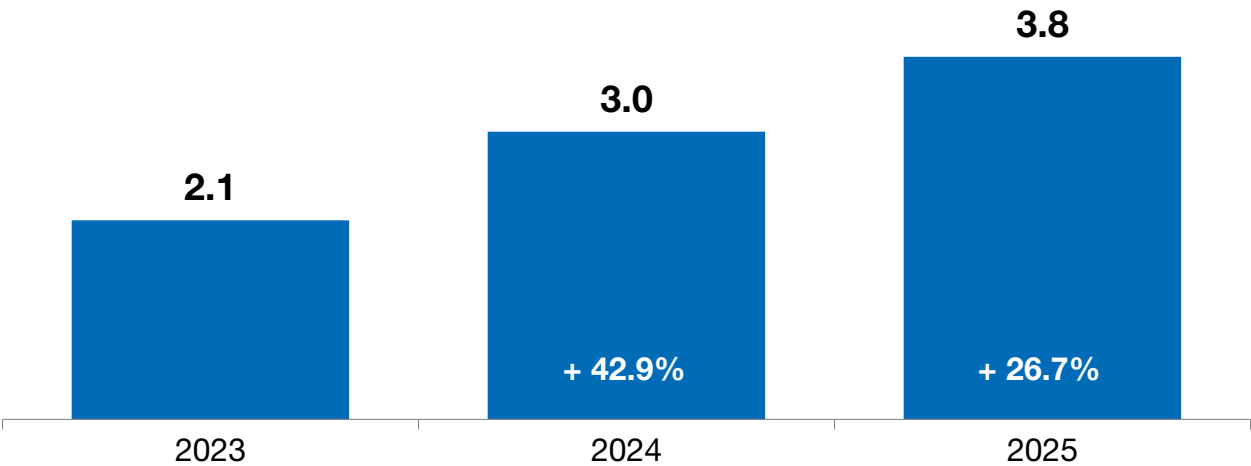
Historical Housing Affordability Index



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.

June



Month	Current Activity	One Year Previous	+ / -
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	3.3	2.5	+ 32.0%
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%
April 2025	3.5	2.5	+ 40.0%
May 2025	3.7	2.8	+ 32.1%
June 2025	3.8	3.0	+ 26.7%
12-Month Avg	3.4	2.5	+ 36.0%

Historical Months Supply of Inventory

