

# Weekly Market Activity Report



## For Week Ending August 2, 2025

Data current as of August 11, 2025

U.S. housing starts rose 4.6% month-over-month to a seasonally adjusted annual rate of 1,321,000 units, according to the U.S. Census Bureau. Single-family housing starts decreased 4.6% from the previous month to a seasonally adjusted annual rate of 883,000 units, while multi-family starts jumped 30.6% to 414,000 units.

In the Chattanooga region, for the week ending August 2:

- New Listings increased 2.3% to 357
- Pending Sales increased 46.8% to 254
- Inventory increased 27.7% to 3,446

For the month of July:

- Median Sales Price increased 6.1% to \$350,000
- Days on Market increased 25.6% to 49
- Percent of Original List Price Received decreased 0.1% to 96.2%
- Months Supply of Inventory increased 21.9% to 3.9

## Quick Facts

+ 2.3%	+ 46.8%	+ 27.7%
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

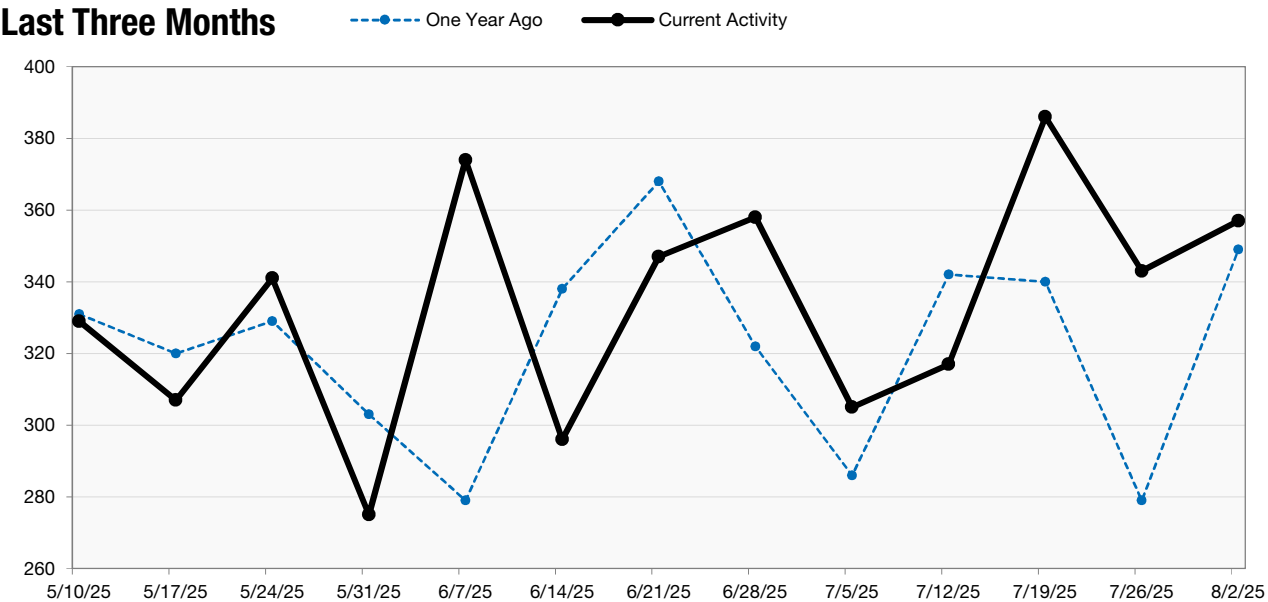
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# New Listings

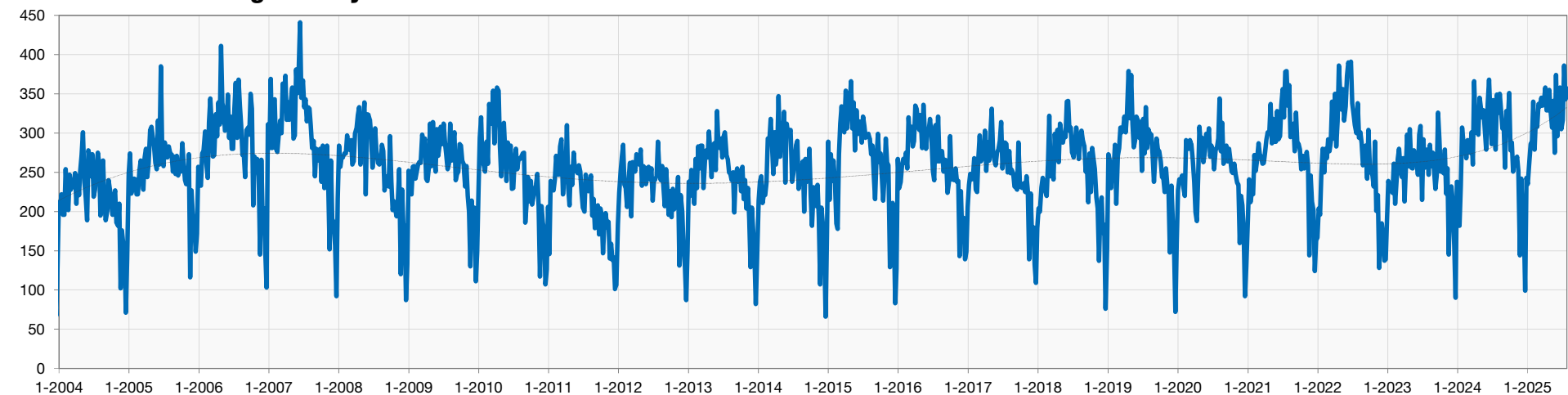
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/10/2025	329	331	- 0.6%
5/17/2025	307	320	- 4.1%
5/24/2025	341	329	+ 3.6%
5/31/2025	275	303	- 9.2%
6/7/2025	374	279	+ 34.1%
6/14/2025	296	338	- 12.4%
6/21/2025	347	368	- 5.7%
6/28/2025	358	322	+ 11.2%
7/5/2025	305	286	+ 6.6%
7/12/2025	317	342	- 7.3%
7/19/2025	386	340	+ 13.5%
7/26/2025	343	279	+ 22.9%
8/2/2025	357	349	+ 2.3%
3-Month Total	4,335	4,186	+ 3.6%

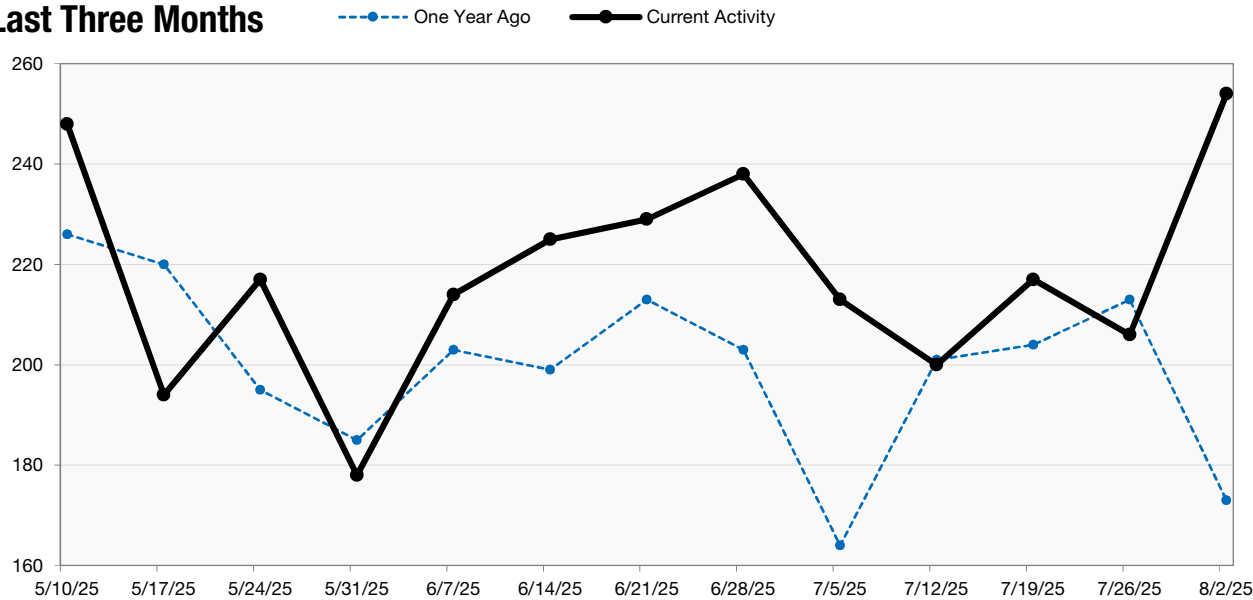
## Historical New Listing Activity



# Pending Sales

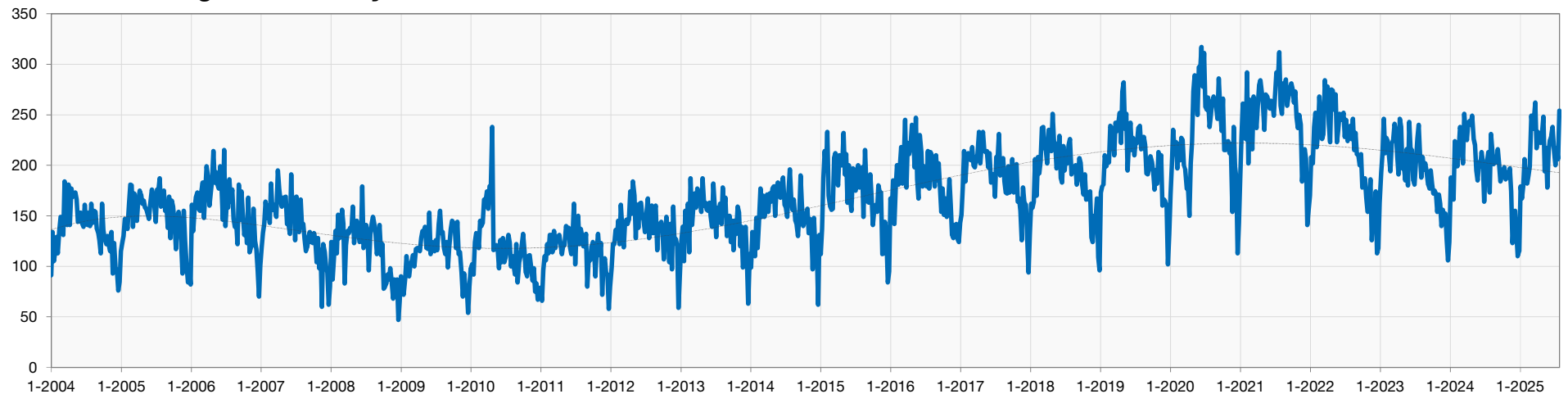
A count of the properties that have offers accepted on them in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/10/2025	248	226	+ 9.7%
5/17/2025	194	220	- 11.8%
5/24/2025	217	195	+ 11.3%
5/31/2025	178	185	- 3.8%
6/7/2025	214	203	+ 5.4%
6/14/2025	225	199	+ 13.1%
6/21/2025	229	213	+ 7.5%
6/28/2025	238	203	+ 17.2%
7/5/2025	213	164	+ 29.9%
7/12/2025	200	201	- 0.5%
7/19/2025	217	204	+ 6.4%
7/26/2025	206	213	- 3.3%
<b>8/2/2025</b>	<b>254</b>	<b>173</b>	<b>+ 46.8%</b>
<b>3-Month Total</b>	<b>2,833</b>	<b>2,599</b>	<b>+ 9.0%</b>

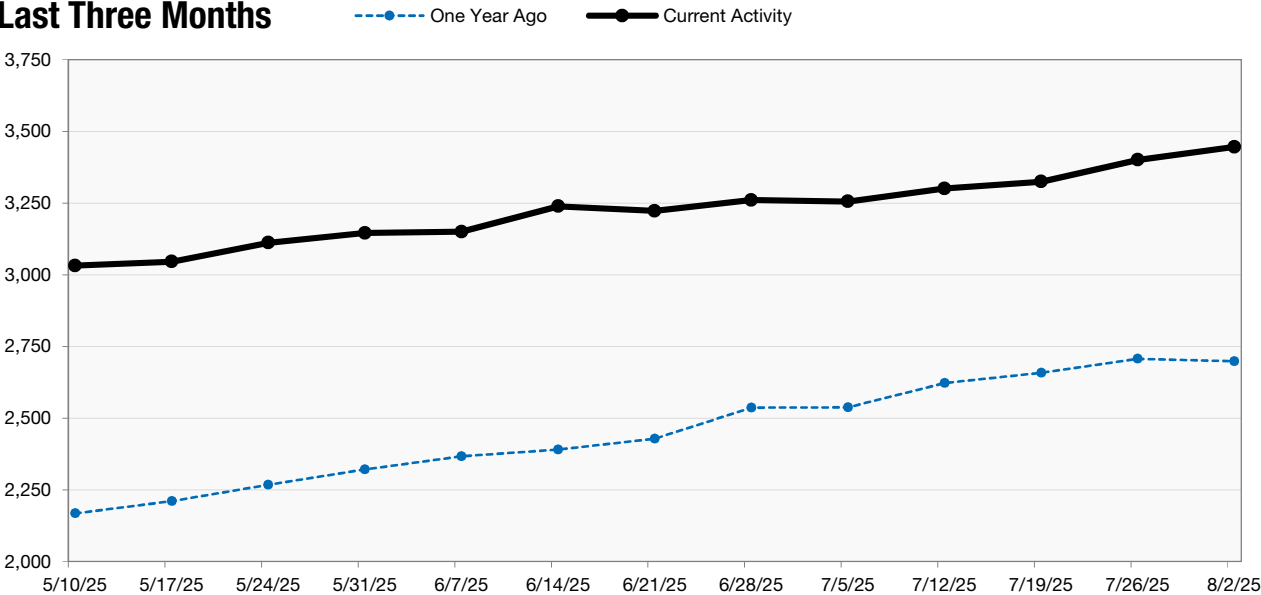
## Historical Pending Sales Activity



# 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



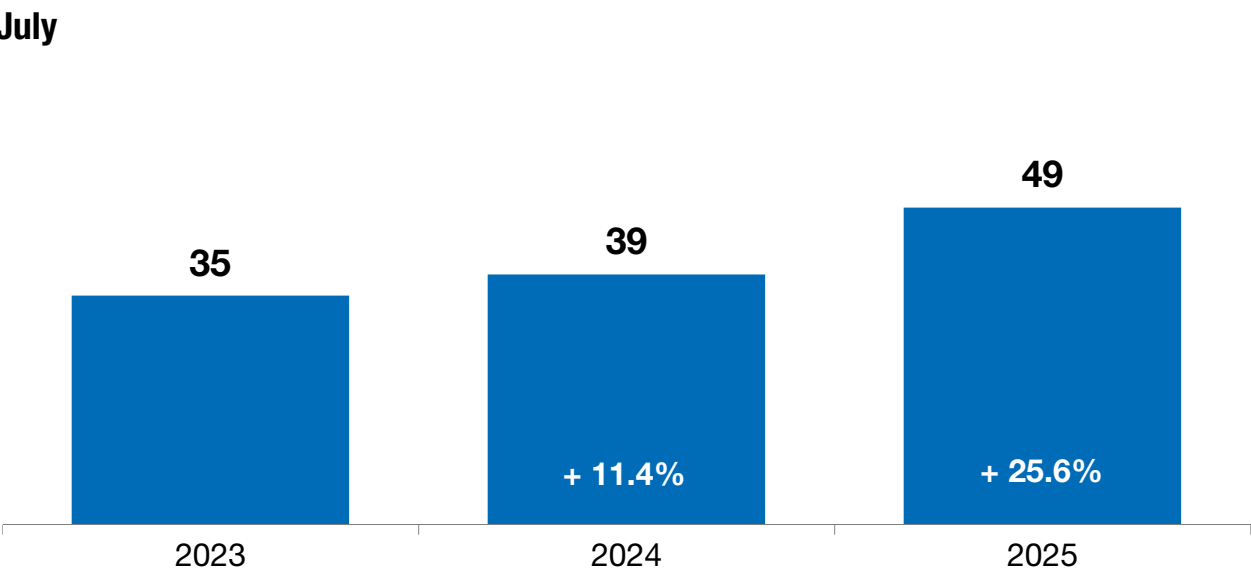
For the Week Ending	Current Activity	One Year Ago	+ / -
5/10/2025	3,032	2,168	+ 39.9%
5/17/2025	3,046	2,211	+ 37.8%
5/24/2025	3,112	2,268	+ 37.2%
5/31/2025	3,146	2,321	+ 35.5%
6/7/2025	3,150	2,367	+ 33.1%
6/14/2025	3,239	2,390	+ 35.5%
6/21/2025	3,223	2,428	+ 32.7%
6/28/2025	3,261	2,537	+ 28.5%
7/5/2025	3,256	2,538	+ 28.3%
7/12/2025	3,301	2,623	+ 25.8%
7/19/2025	3,325	2,658	+ 25.1%
7/26/2025	3,401	2,707	+ 25.6%
8/2/2025	3,446	2,698	+ 27.7%
3-Month Avg	3,226	2,455	+ 31.4%

## 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.



Month	Current Activity	One Year Previous	+ / -
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%
July 2025	49	39	+ 25.6%
12-Month Avg	47	40	+ 17.5%

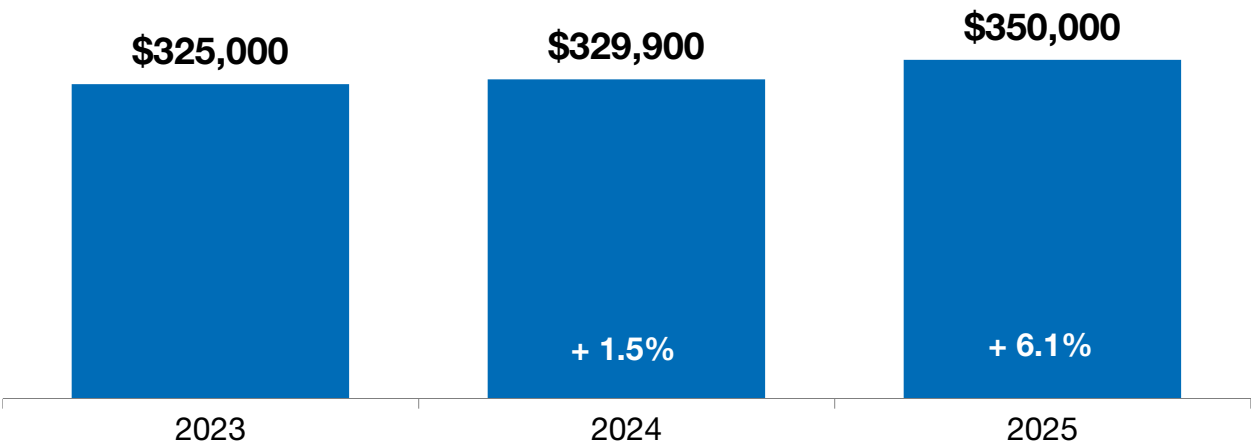
## Historical Days on Market Until Sale



# Median Sales Price

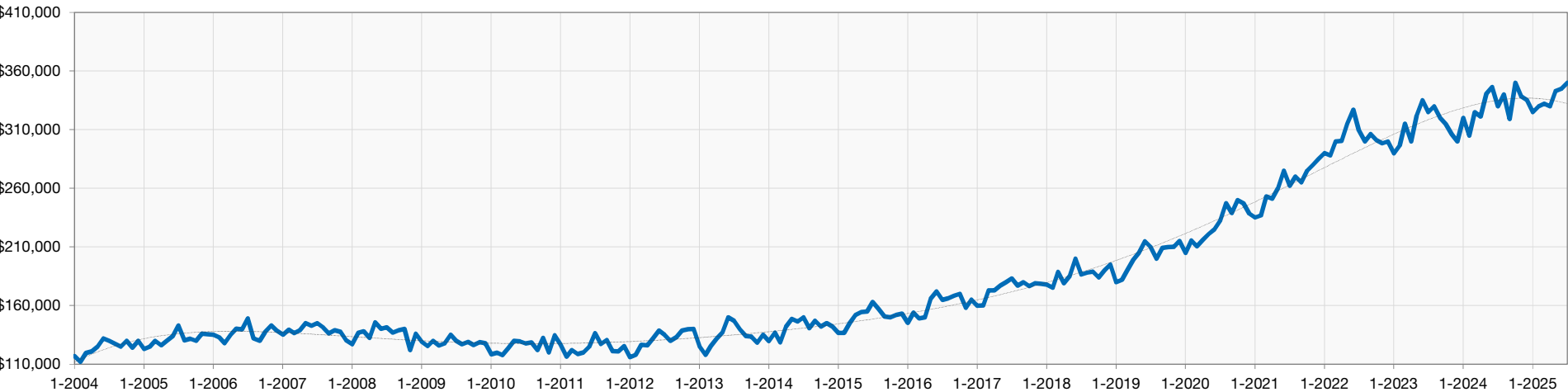
Median price point for all closed sales, not accounting for seller concessions, in a given month.

## July



Month	Current Activity	One Year Previous	+ / -
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	\$332,250	\$325,000	+ 2.2%
April 2025	\$330,000	\$321,104	+ 2.8%
May 2025	\$342,955	\$340,737	+ 0.7%
June 2025	\$345,000	\$346,250	- 0.4%
July 2025	\$350,000	\$329,900	+ 6.1%
12-Month Avg	\$337,000	\$322,500	+ 4.5%

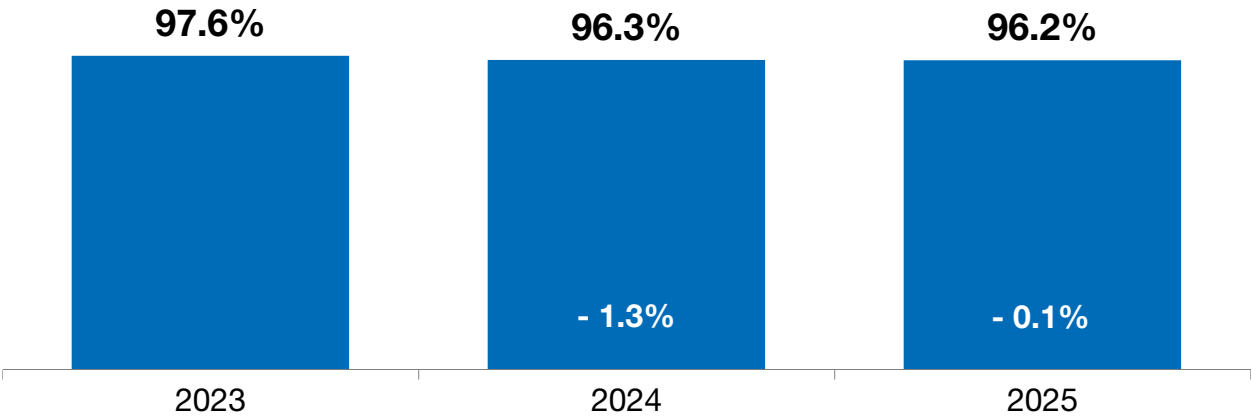
## Historical Median Sales Price



# 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.

## July



Month	Current Activity	One Year Previous	+ / -
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%
July 2025	96.2%	96.3%	- 0.1%
12-Month Avg	95.6%	96.6%	- 1.0%

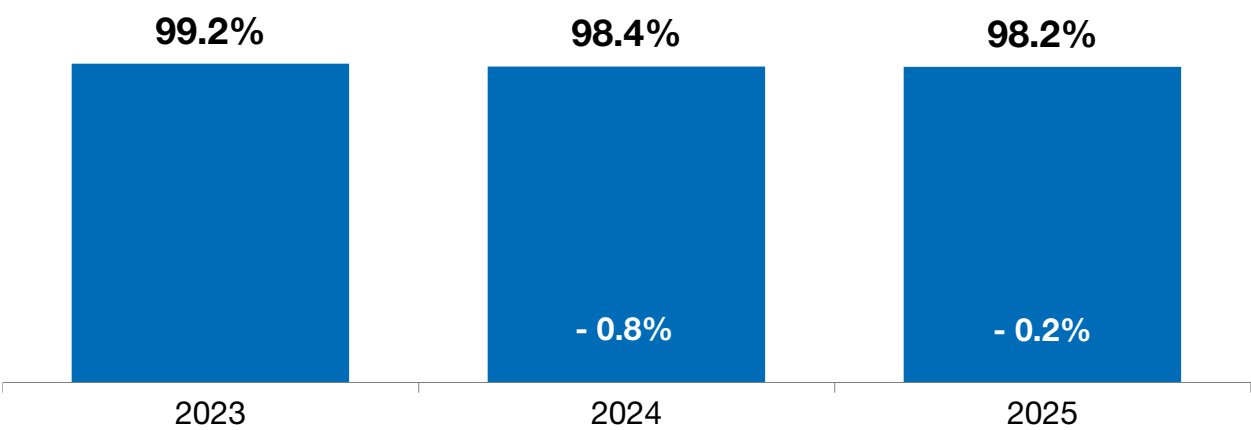
## Historical Percent of Original List Price Received



# Percent of Last List Price Received

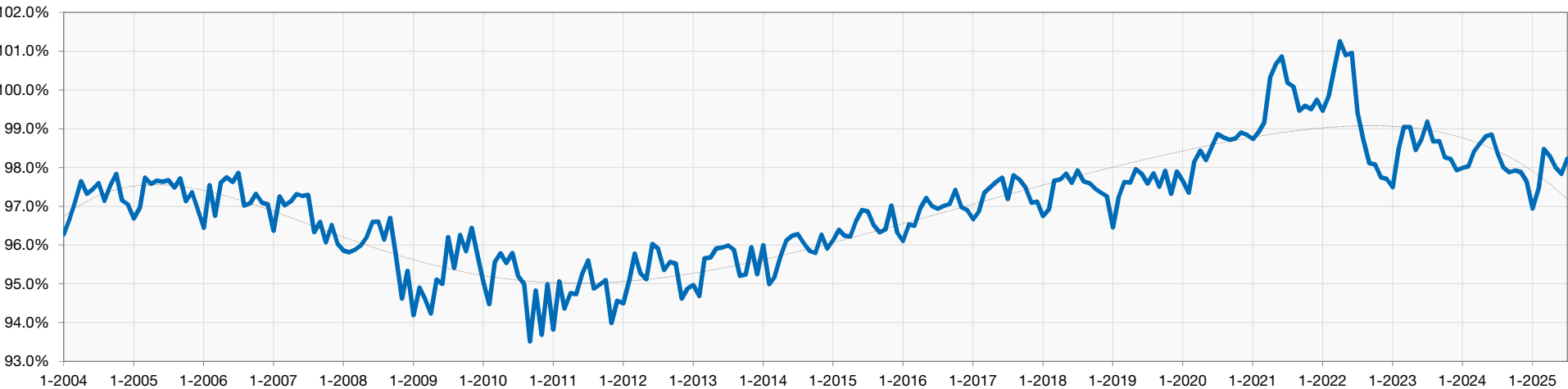
Percentage found when dividing a property’s sales price by it’s last list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## July



Month	Current Activity	One Year Previous	+ / -
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%
July 2025	98.2%	98.4%	- 0.2%
12-Month Avg	97.9%	98.4%	- 0.5%

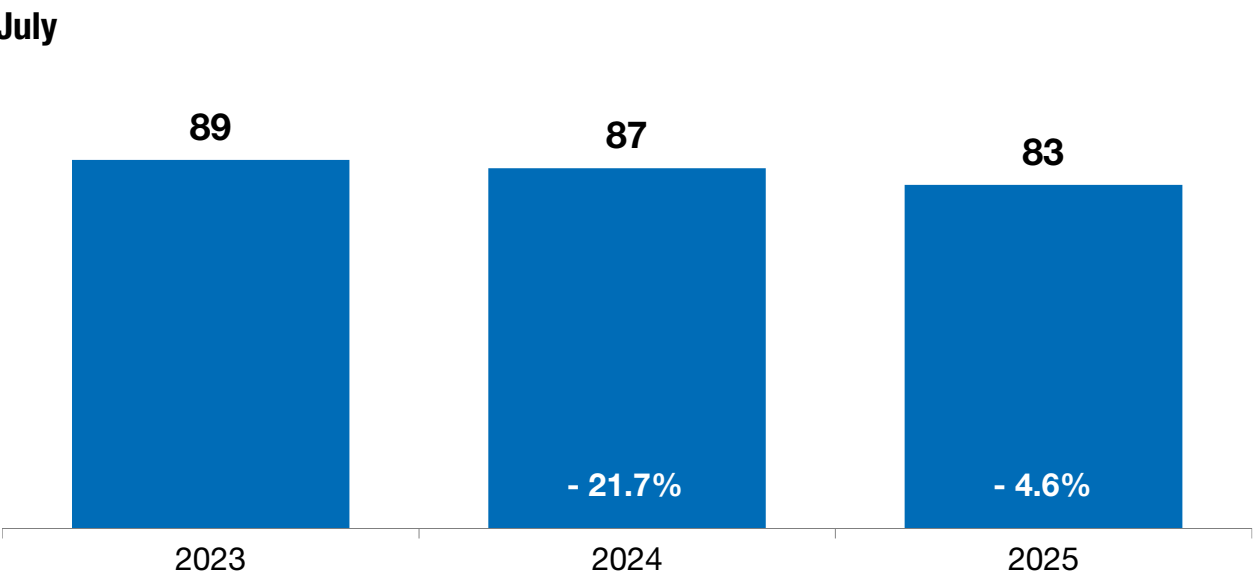
## Historical Percent of Last List Price Received





# 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.**



Month	Current Activity	One Year Previous	+ / -
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	84	84	0.0%
July 2025	83	87	- 4.6%
12-Month Avg	87	89	- 2.2%

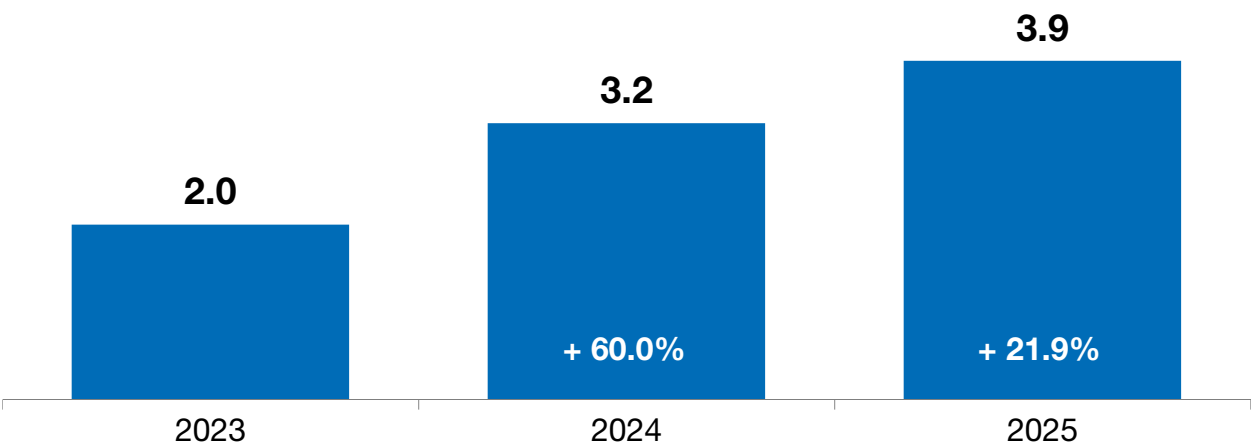
## Historical Housing Affordability Index



# 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.

July



Month	Current Activity	One Year Previous	+ / -
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%
July 2025	3.9	3.2	+ 21.9%
12-Month Avg	3.5	2.6	+ 34.6%

## Historical Months Supply of Inventory

