

Weekly Market Activity Report



For Week Ending August 23, 2025

Data current as of September 2, 2025

According to Realtor.com's July 2025 Monthly Housing Market Trends Report, national housing inventory increased 24.8% year-over-year, with more than 1.1 million homes for sale in July. This marks the third consecutive month with over 1 million active listings. While this is encouraging news for buyers, total active listings remain 13.4% below typical 2017-2019 levels.

In the Chattanooga region, for the week ending August 23:

- New Listings decreased 1.5% to 323
- Pending Sales increased 14.9% to 231
- Inventory increased 20.4% to 3,454

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 25.0% to 4.0

Quick Facts

| | | |
|---------------------------|----------------------------|------------------------|
| - 1.5% | + 14.9% | + 20.4% |
| 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

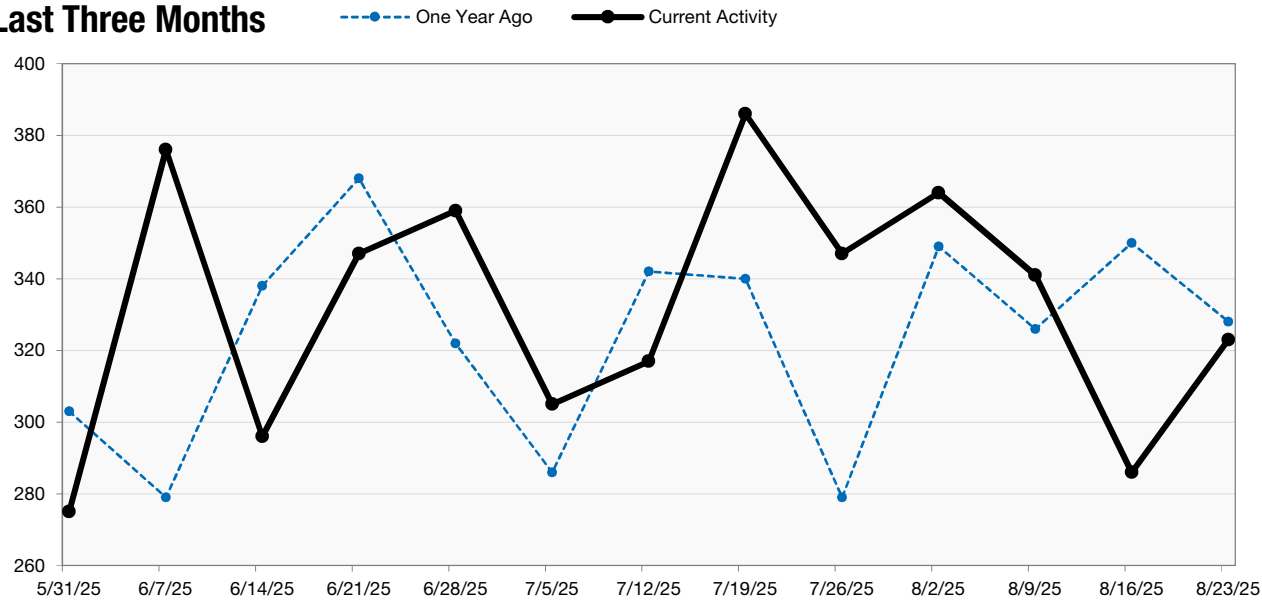
| | |
|---|----|
| Days on Market Until Sale | 5 |
| Median Sales Price | 6 |
| Percent of Original List Price Received | 7 |
| Percent of Last List Price Received | 8 |
| Housing Affordability Index | 9 |
| Months Supply of Inventory | 10 |



New Listings

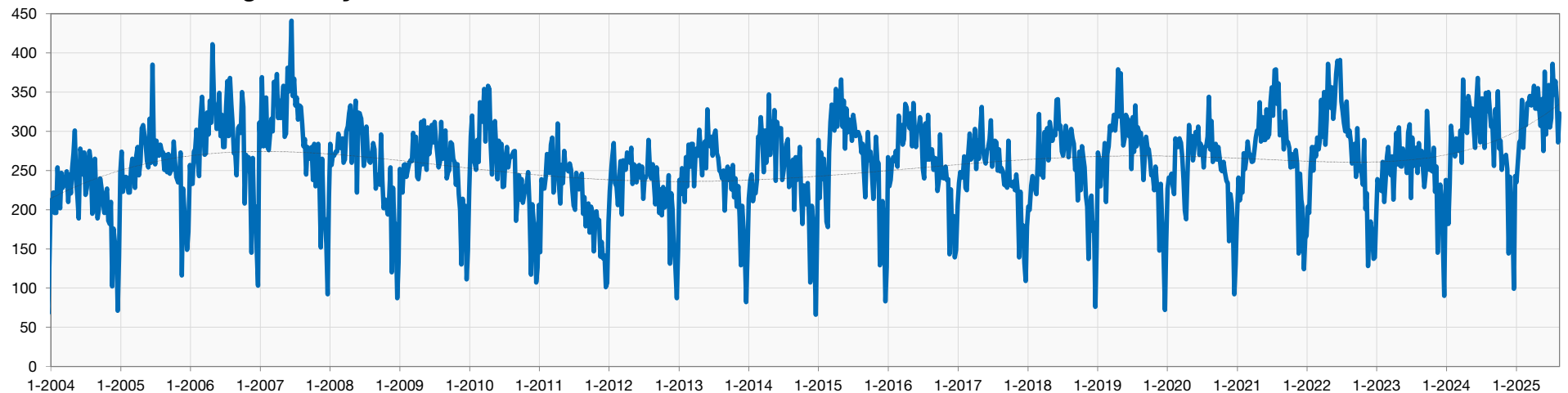
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / - |
|----------------------|------------------|--------------|---------------|
| 5/31/2025 | 275 | 303 | - 9.2% |
| 6/7/2025 | 376 | 279 | + 34.8% |
| 6/14/2025 | 296 | 338 | - 12.4% |
| 6/21/2025 | 347 | 368 | - 5.7% |
| 6/28/2025 | 359 | 322 | + 11.5% |
| 7/5/2025 | 305 | 286 | + 6.6% |
| 7/12/2025 | 317 | 342 | - 7.3% |
| 7/19/2025 | 386 | 340 | + 13.5% |
| 7/26/2025 | 347 | 279 | + 24.4% |
| 8/2/2025 | 364 | 349 | + 4.3% |
| 8/9/2025 | 341 | 326 | + 4.6% |
| 8/16/2025 | 286 | 350 | - 18.3% |
| 8/23/2025 | 323 | 328 | - 1.5% |
| 3-Month Total | 4,322 | 4,210 | + 2.7% |

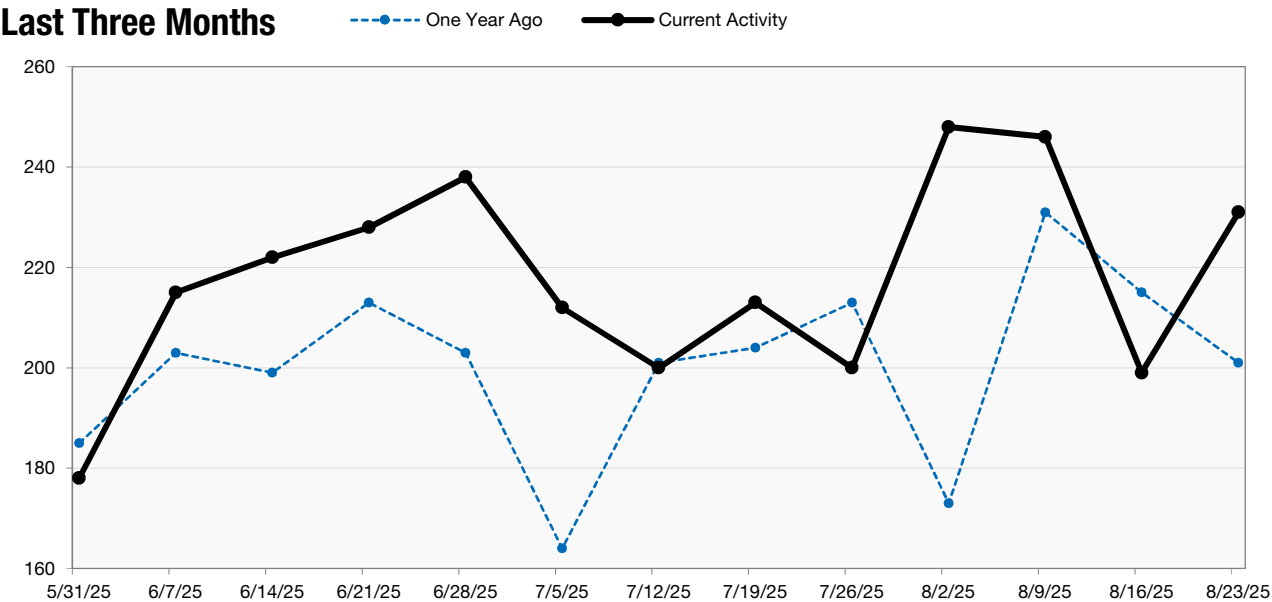
Historical New Listing Activity



Pending Sales

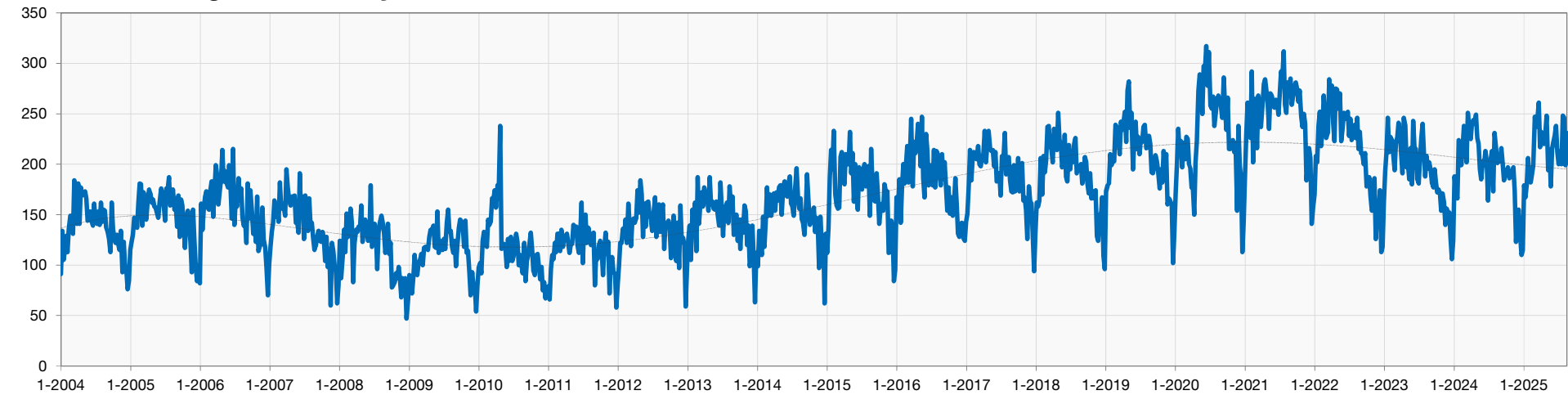
A count of the properties that have offers accepted on them in a given week.

Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / - |
|---------------------|------------------|--------------|---------|
| 5/31/2025 | 178 | 185 | - 3.8% |
| 6/7/2025 | 215 | 203 | + 5.9% |
| 6/14/2025 | 222 | 199 | + 11.6% |
| 6/21/2025 | 228 | 213 | + 7.0% |
| 6/28/2025 | 238 | 203 | + 17.2% |
| 7/5/2025 | 212 | 164 | + 29.3% |
| 7/12/2025 | 200 | 201 | - 0.5% |
| 7/19/2025 | 213 | 204 | + 4.4% |
| 7/26/2025 | 200 | 213 | - 6.1% |
| 8/2/2025 | 248 | 173 | + 43.4% |
| 8/9/2025 | 246 | 231 | + 6.5% |
| 8/16/2025 | 199 | 215 | - 7.4% |
| 8/23/2025 | 231 | 201 | + 14.9% |
| 3-Month Total | 2,830 | 2,605 | + 8.6% |

Historical Pending Sales Activity



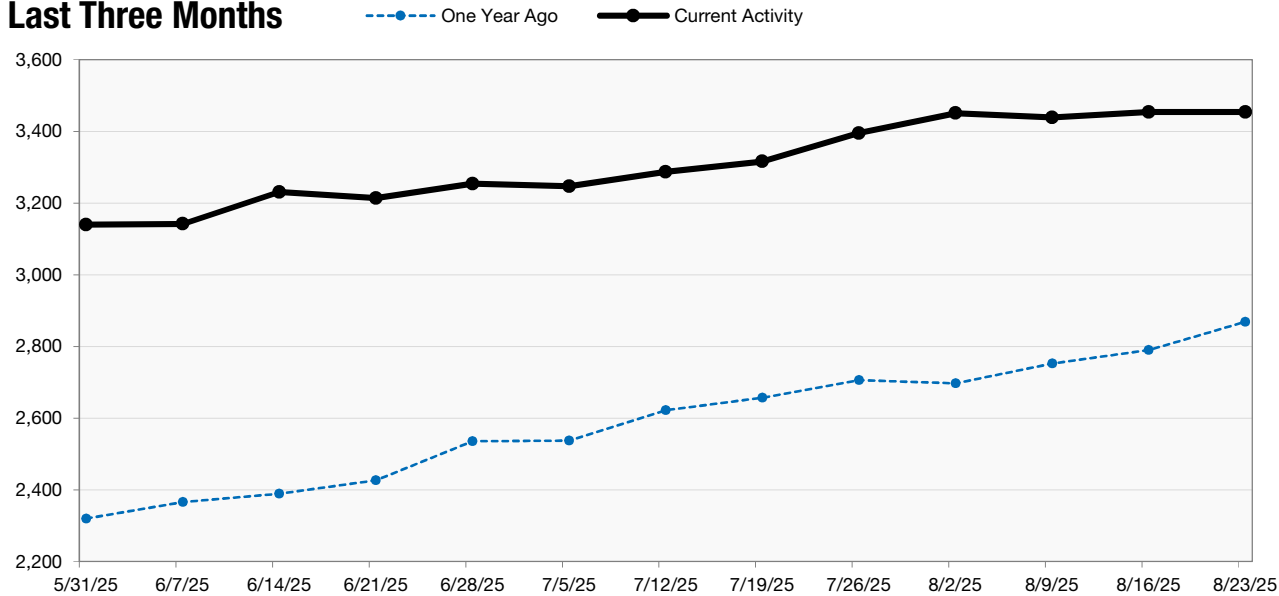
Inventory of Homes for Sale

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



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Last Three Months



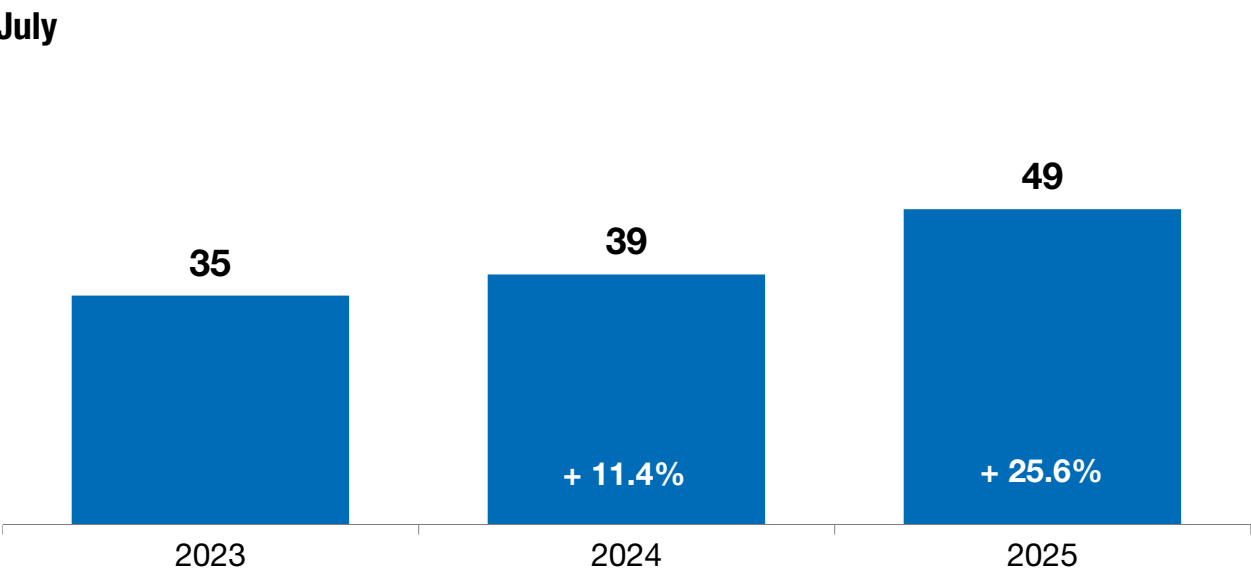
| For the Week Ending | Current Activity | One Year Ago | + / - |
|---------------------|------------------|--------------|---------|
| 5/31/2025 | 3,140 | 2,320 | + 35.3% |
| 6/7/2025 | 3,142 | 2,366 | + 32.8% |
| 6/14/2025 | 3,231 | 2,389 | + 35.2% |
| 6/21/2025 | 3,214 | 2,427 | + 32.4% |
| 6/28/2025 | 3,254 | 2,536 | + 28.3% |
| 7/5/2025 | 3,247 | 2,537 | + 28.0% |
| 7/12/2025 | 3,287 | 2,622 | + 25.4% |
| 7/19/2025 | 3,316 | 2,657 | + 24.8% |
| 7/26/2025 | 3,395 | 2,706 | + 25.5% |
| 8/2/2025 | 3,451 | 2,697 | + 28.0% |
| 8/9/2025 | 3,439 | 2,753 | + 24.9% |
| 8/16/2025 | 3,454 | 2,790 | + 23.8% |
| 8/23/2025 | 3,454 | 2,869 | + 20.4% |
| 3-Month Avg | 3,310 | 2,590 | + 27.8% |

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% |

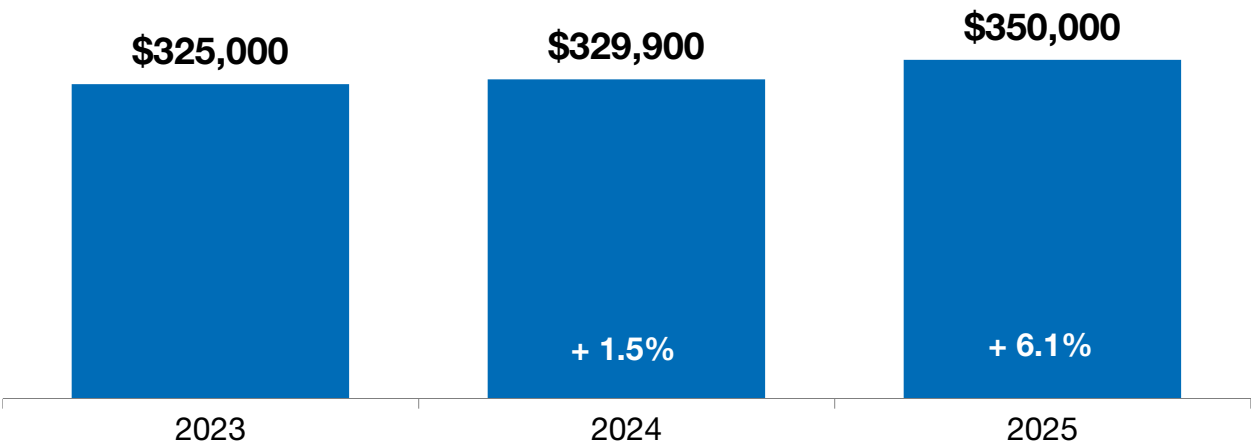
Historical Days on Market Until Sale



Median Sales Price

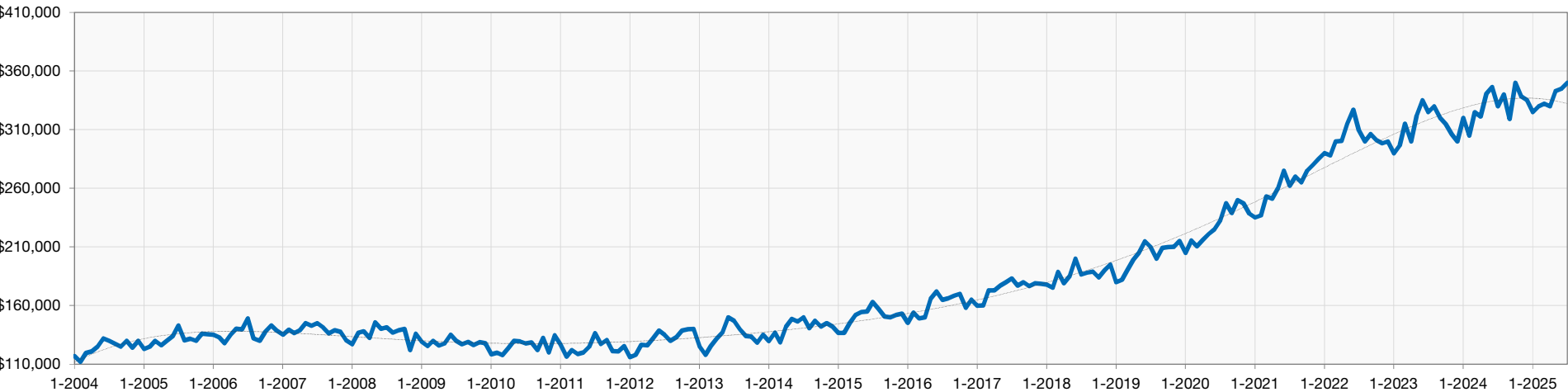
Median price point for all closed sales, not accounting for seller concessions, in a given month.

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% |

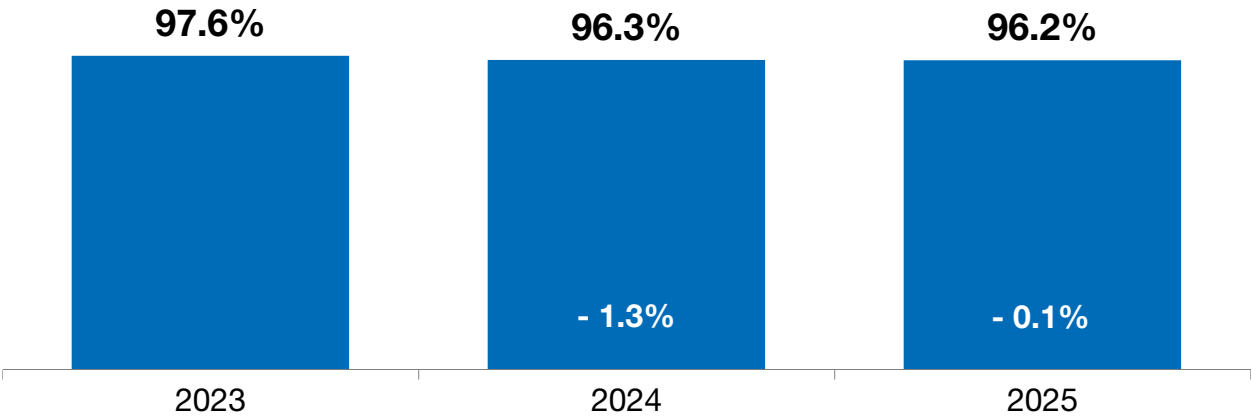
Historical Median Sales Price



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% |

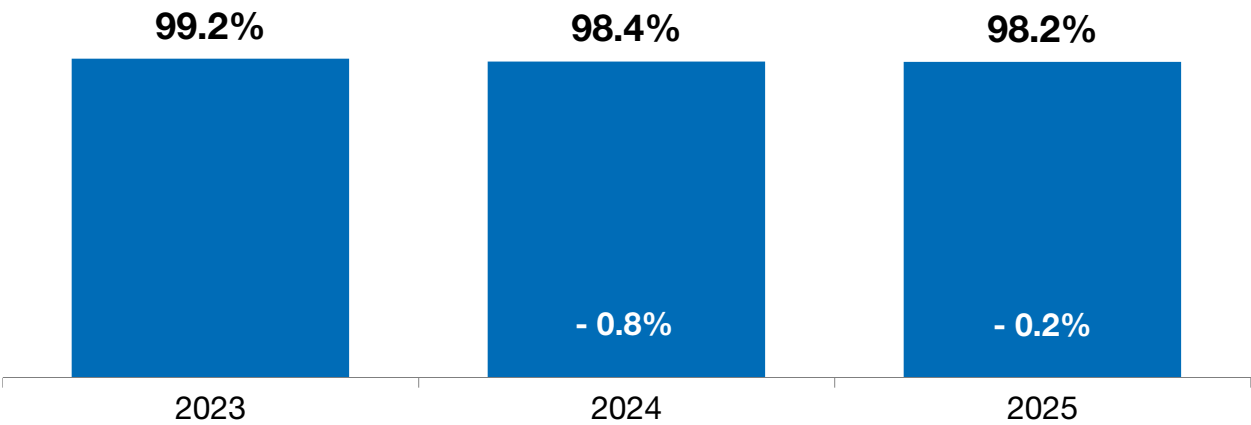
Historical Percent of Original List Price Received



Percent of Last List Price Received

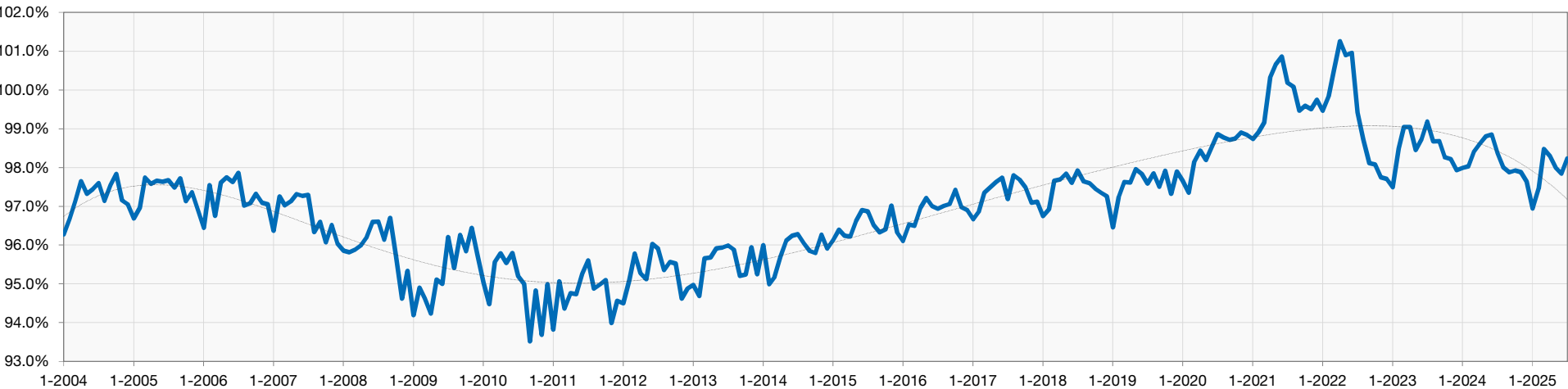
Percentage found when dividing a property’s sales price by it’s last list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July



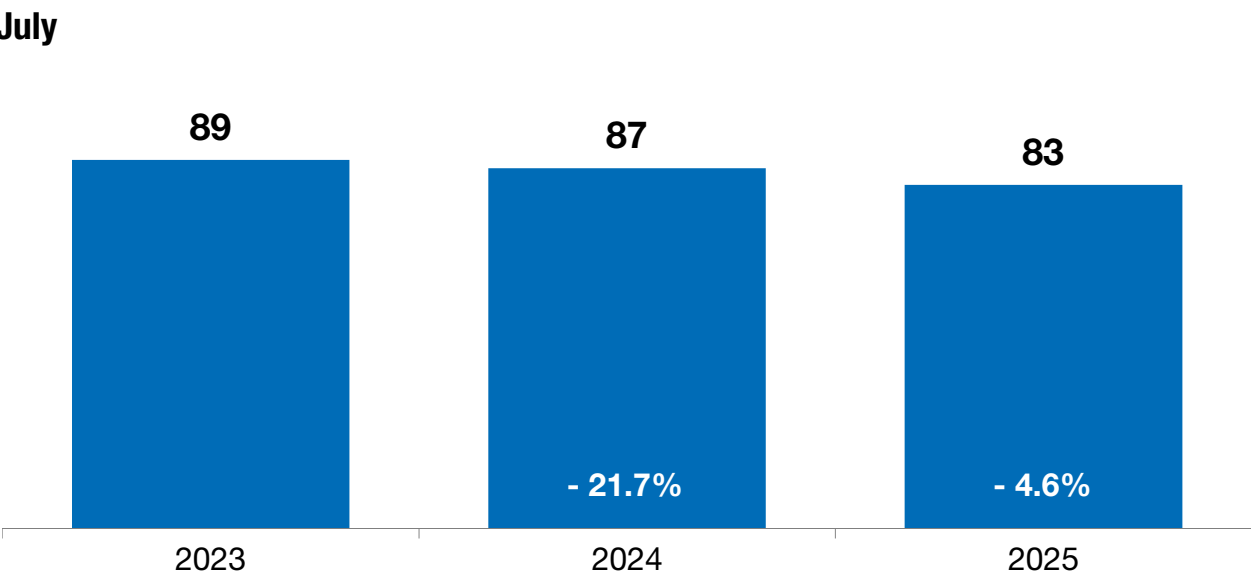
| Month | Current Activity | One Year Previous | + / - |
|----------------|------------------|-------------------|--------|
| August 2024 | 98.0% | 98.7% | - 0.7% |
| September 2024 | 97.9% | 98.7% | - 0.8% |
| October 2024 | 97.9% | 98.3% | - 0.4% |
| November 2024 | 97.9% | 98.2% | - 0.3% |
| December 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% |

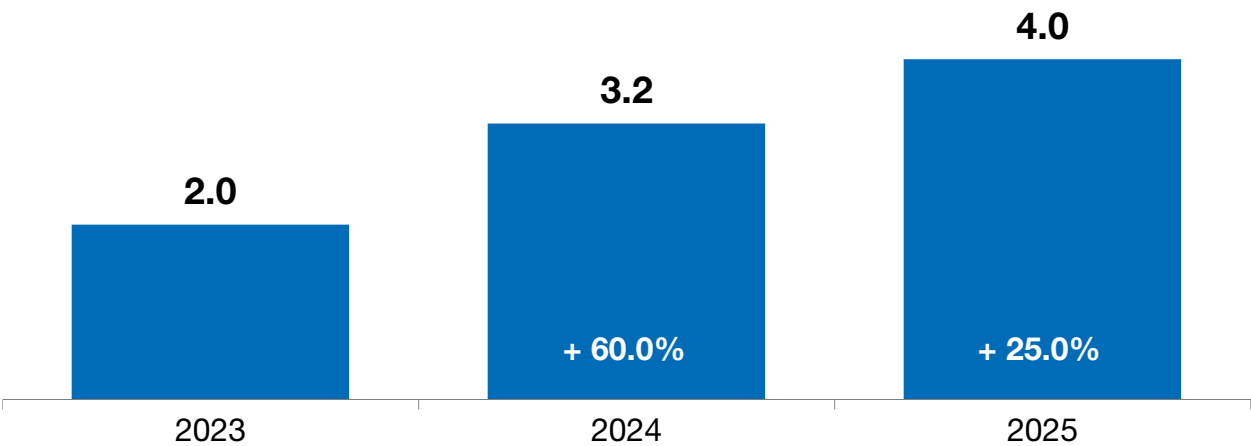
Historical Housing Affordability Index



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 | 3.0 | 2.4 | + 25.0% |
| 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 | 4.0 | 3.2 | + 25.0% |
| 12-Month Avg | 3.5 | 2.6 | + 34.6% |

Historical Months Supply of Inventory

