

Weekly Market Activity Report



For Week Ending August 30, 2025

Data current as of September 8, 2025

Investors purchased 265,000 homes—nearly 27% of all homes sold—in the first quarter of 2025, according to a recent report from BatchData. That’s a 1.2% increase from the same period last year and represents the highest share in at least five years. Between 2020 and 2023, investors purchased an average of 18.5% of homes sold. Investor-owned properties now account for approximately 20% of the country’s 86 million single-family homes.

In the Chattanooga region, for the week ending August 30:

- New Listings increased 11.1% to 340
- Pending Sales increased 12.6% to 232
- Inventory increased 20.5% to 3,464

For the month of August:

- Median Sales Price decreased 1.5% to \$335,000
- Days on Market increased 21.1% to 46
- Percent of Original List Price Received decreased 0.8% to 95.3%
- Months Supply of Inventory increased 17.6% to 4.0

Quick Facts

+ 11.1%	+ 12.6%	+ 20.5%
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

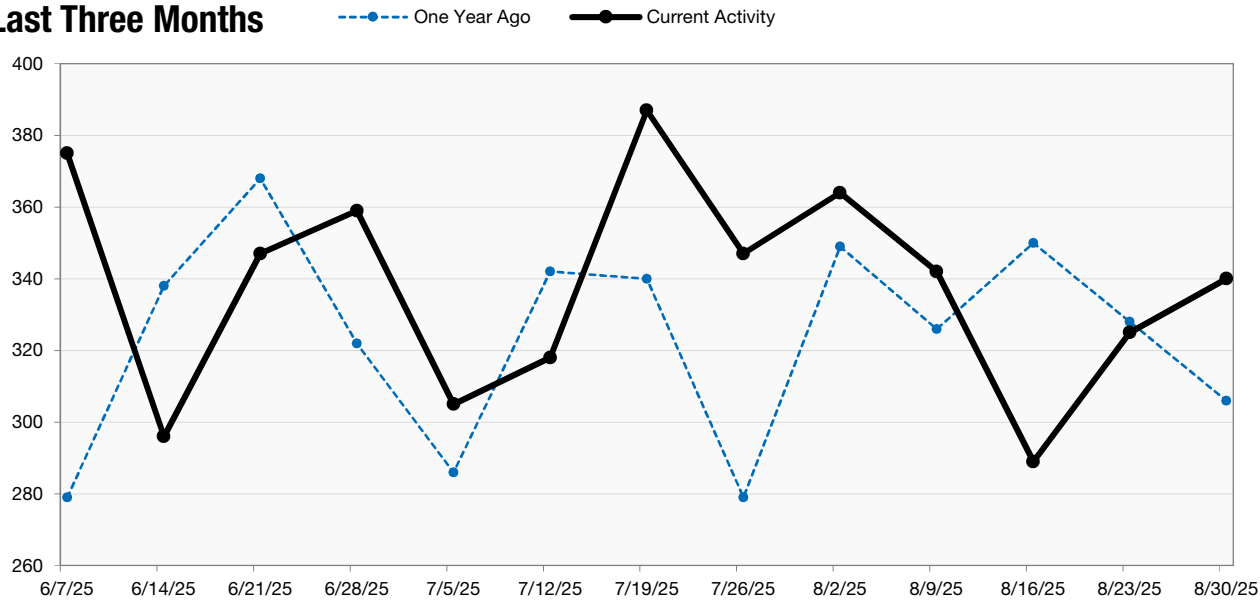
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New Listings

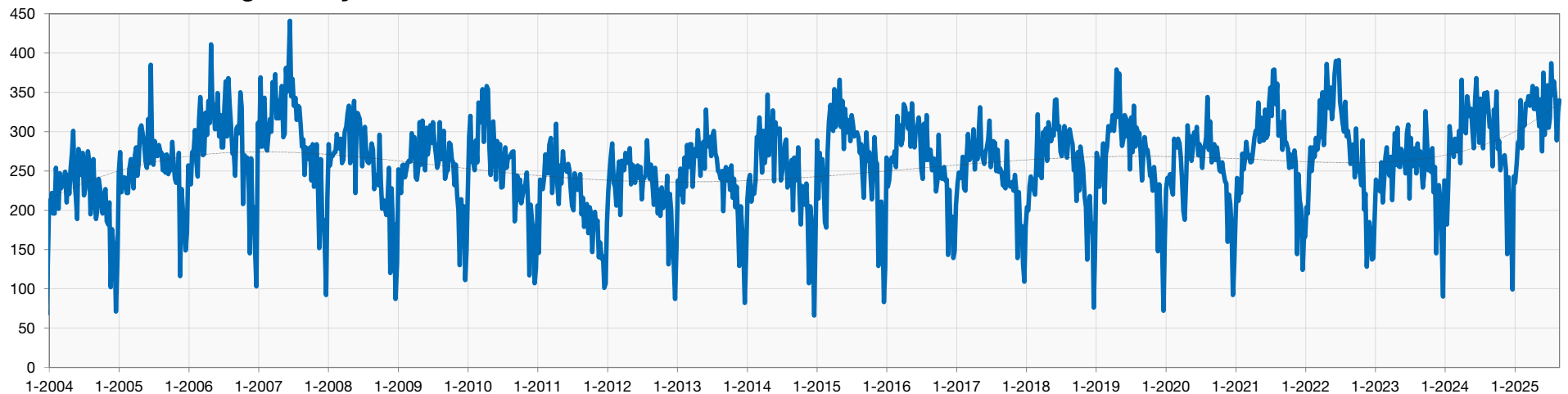
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/7/2025	375	279	+ 34.4%
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	318	342	- 7.0%
7/19/2025	387	340	+ 13.8%
7/26/2025	347	279	+ 24.4%
8/2/2025	364	349	+ 4.3%
8/9/2025	342	326	+ 4.9%
8/16/2025	289	350	- 17.4%
8/23/2025	325	328	- 0.9%
8/30/2025	340	306	+ 11.1%
3-Month Total	4,394	4,213	+ 4.3%

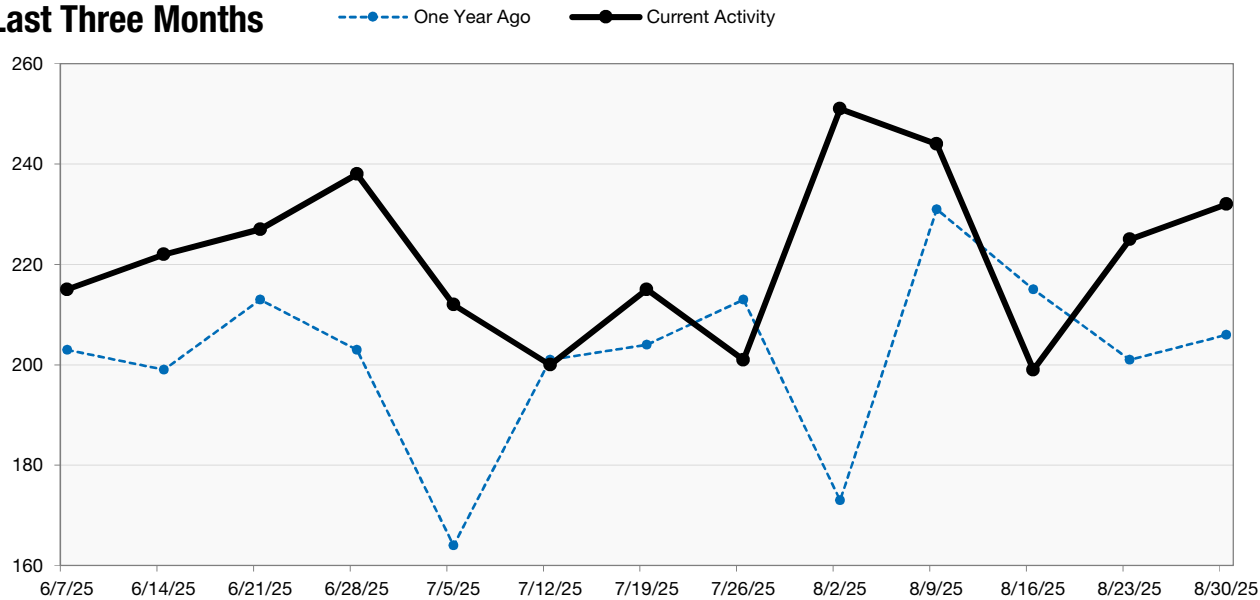
Historical New Listing Activity



Pending Sales

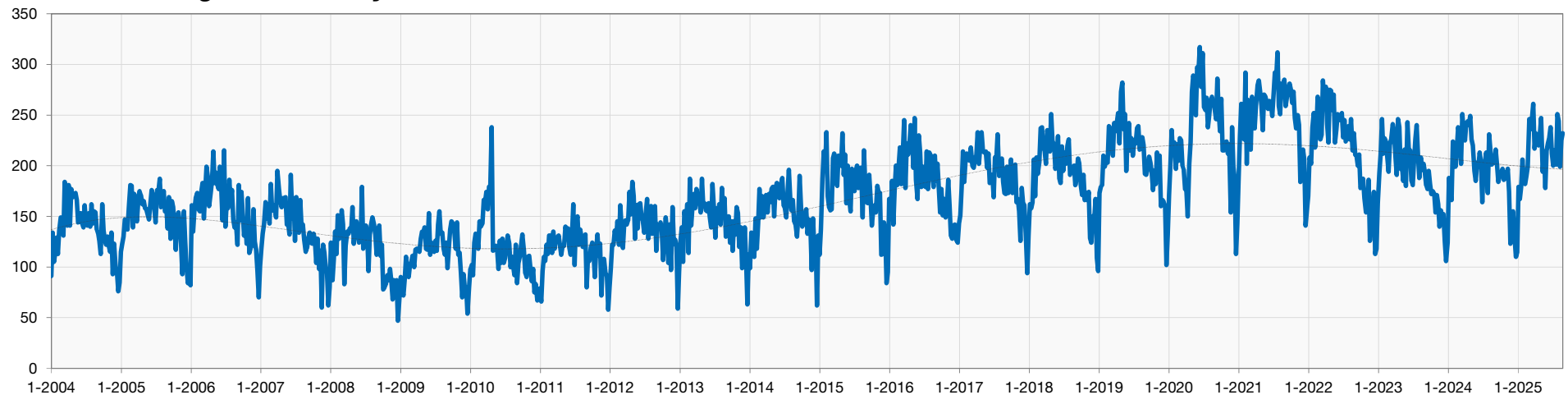
A count of the properties that have offers accepted on them in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/7/2025	215	203	+ 5.9%
6/14/2025	222	199	+ 11.6%
6/21/2025	227	213	+ 6.6%
6/28/2025	238	203	+ 17.2%
7/5/2025	212	164	+ 29.3%
7/12/2025	200	201	- 0.5%
7/19/2025	215	204	+ 5.4%
7/26/2025	201	213	- 5.6%
8/2/2025	251	173	+ 45.1%
8/9/2025	244	231	+ 5.6%
8/16/2025	199	215	- 7.4%
8/23/2025	225	201	+ 11.9%
8/30/2025	232	206	+ 12.6%
3-Month Total	2,881	2,626	+ 9.7%

Historical Pending Sales Activity



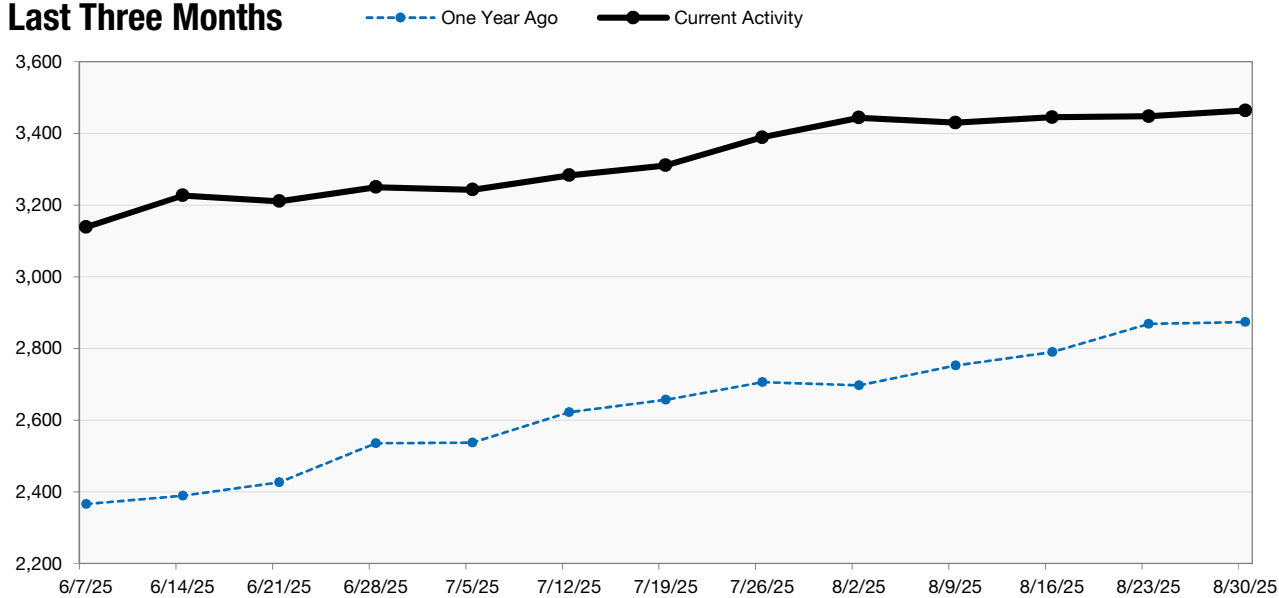
Inventory of Homes for Sale

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	+ / -
6/7/2025	3,139	2,366	+ 32.7%
6/14/2025	3,227	2,389	+ 35.1%
6/21/2025	3,211	2,427	+ 32.3%
6/28/2025	3,250	2,536	+ 28.2%
7/5/2025	3,243	2,537	+ 27.8%
7/12/2025	3,283	2,622	+ 25.2%
7/19/2025	3,311	2,657	+ 24.6%
7/26/2025	3,389	2,706	+ 25.2%
8/2/2025	3,444	2,697	+ 27.7%
8/9/2025	3,430	2,753	+ 24.6%
8/16/2025	3,445	2,790	+ 23.5%
8/23/2025	3,448	2,869	+ 20.2%
8/30/2025	3,464	2,874	+ 20.5%
3-Month Avg	3,330	2,633	+ 26.5%

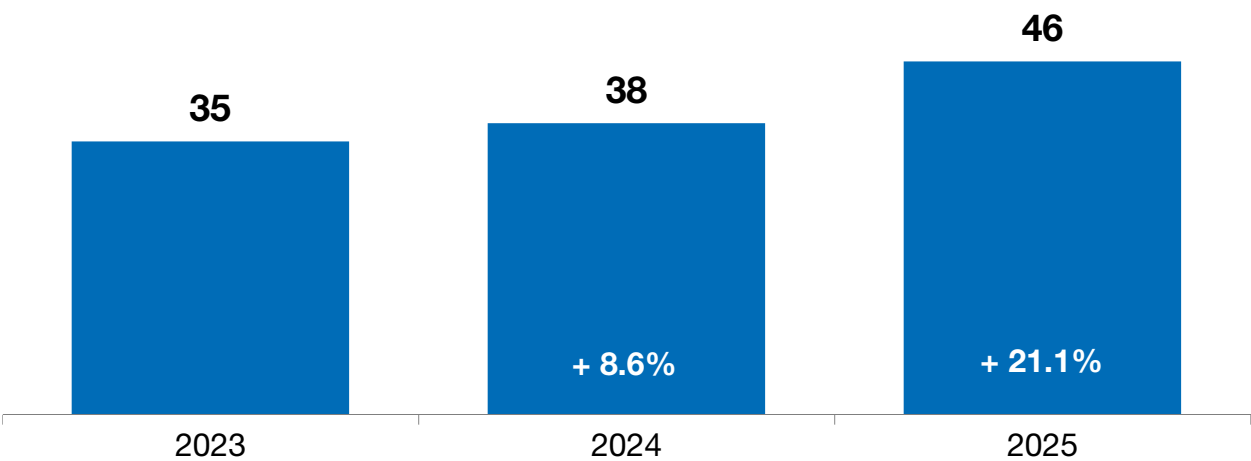
Historical Inventory Activity



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.

August



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	46	38	+ 21.1%
12-Month Avg	48	40	+ 20.0%

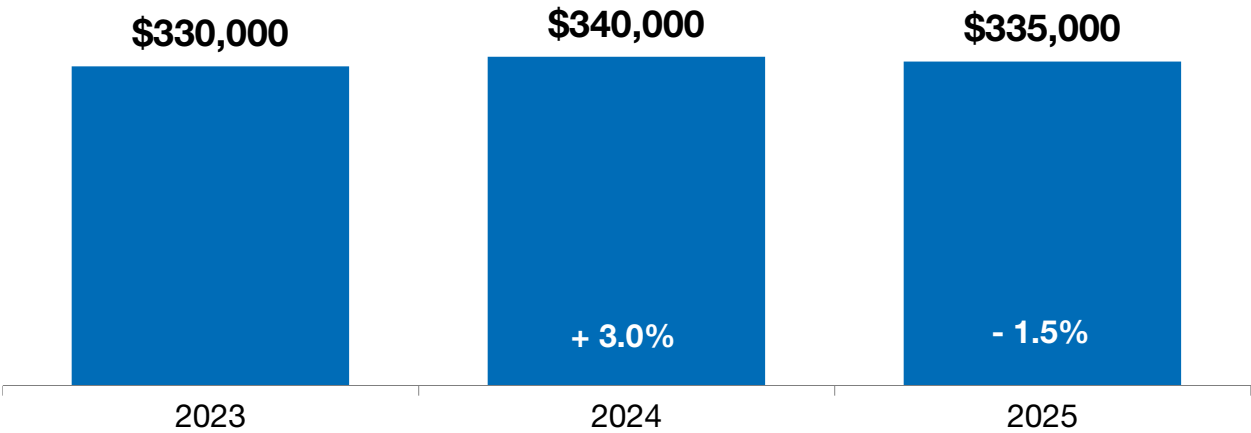
Historical Days on Market Until Sale



Median Sales Price

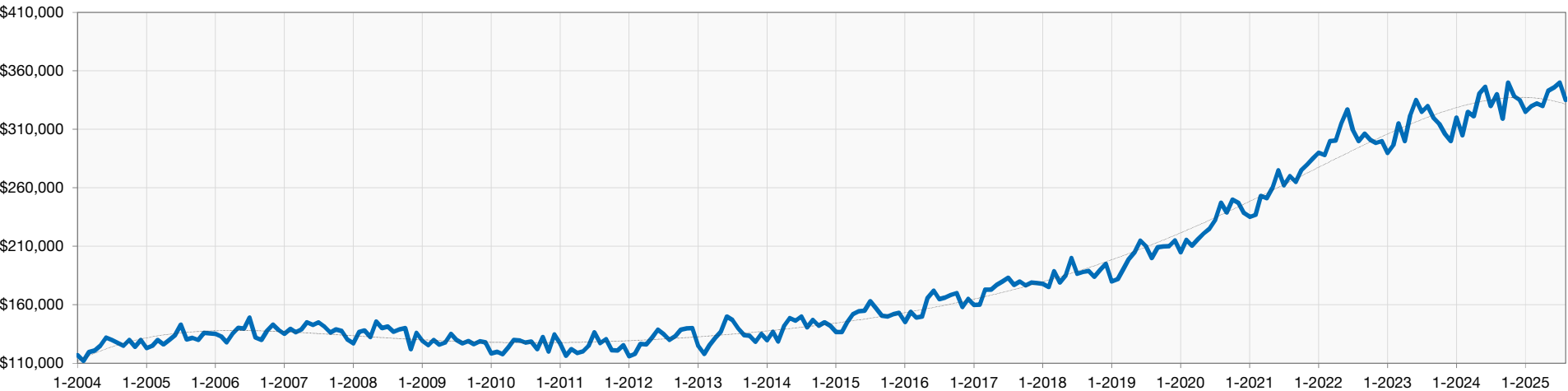
Median price point for all closed sales, not accounting for seller concessions, in a given month.

August



Month	Current Activity	One Year Previous	+ / -
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	\$346,000	\$346,250	- 0.1%
July 2025	\$350,000	\$329,900	+ 6.1%
August 2025	\$335,000	\$340,000	- 1.5%
12-Month Avg	\$335,209	\$324,500	+ 3.3%

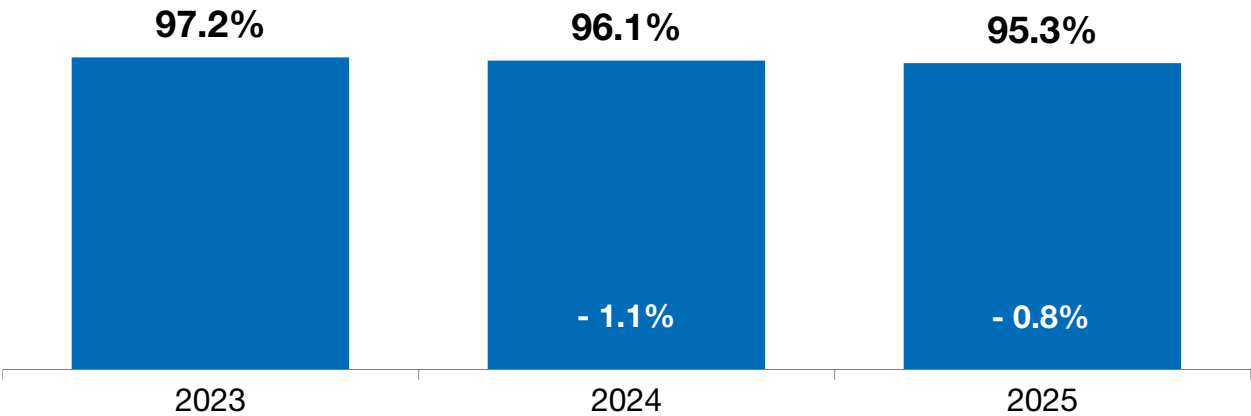
Historical Median Sales Price



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.

August



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	95.3%	96.1%	- 0.8%
12-Month Avg	95.6%	96.5%	- 0.9%

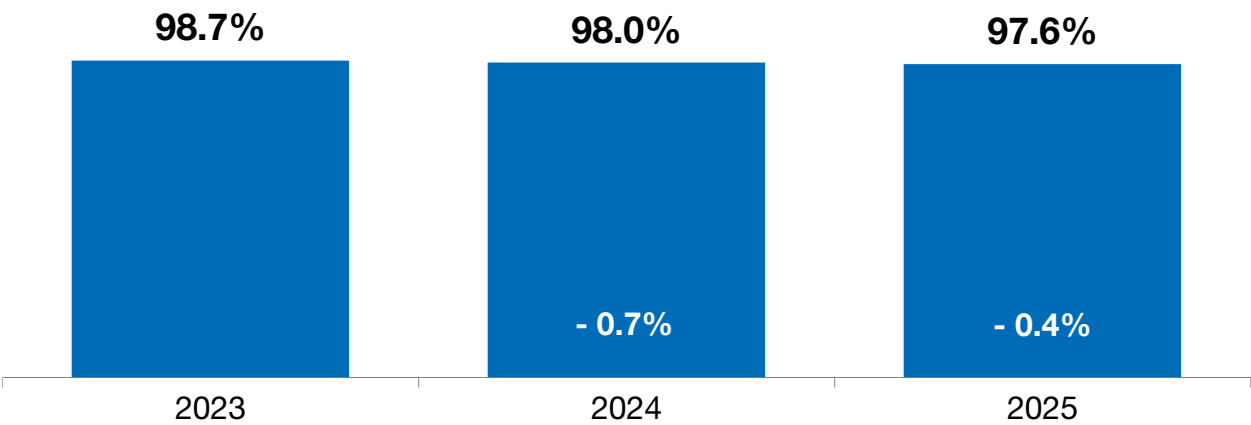
Historical Percent of Original List Price Received



Percent of Last List Price Received

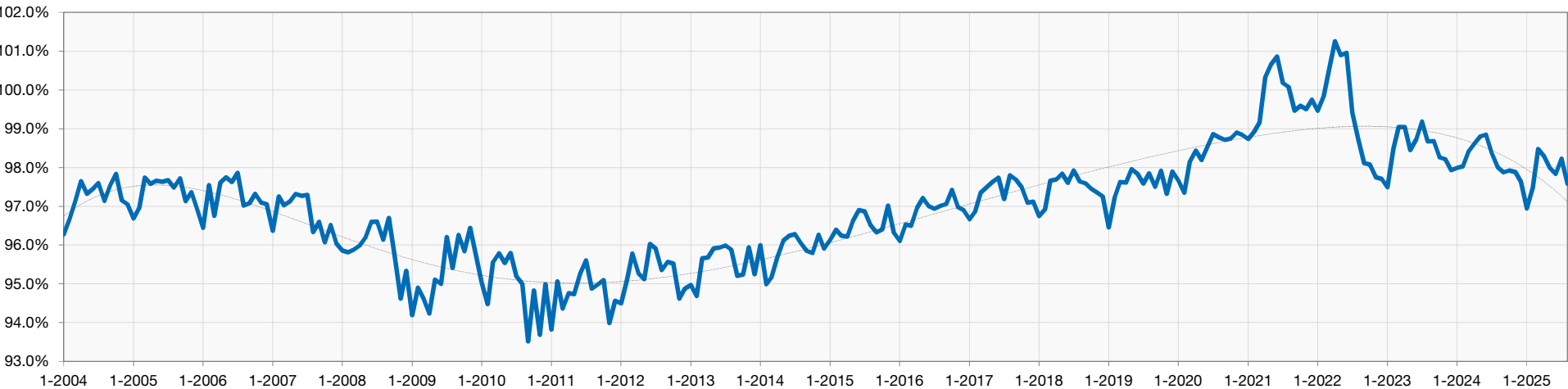
Percentage found when dividing a property’s sales price by it’s last list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	97.6%	98.0%	- 0.4%
12-Month Avg	97.9%	98.4%	- 0.5%

Historical Percent of Last List Price Received

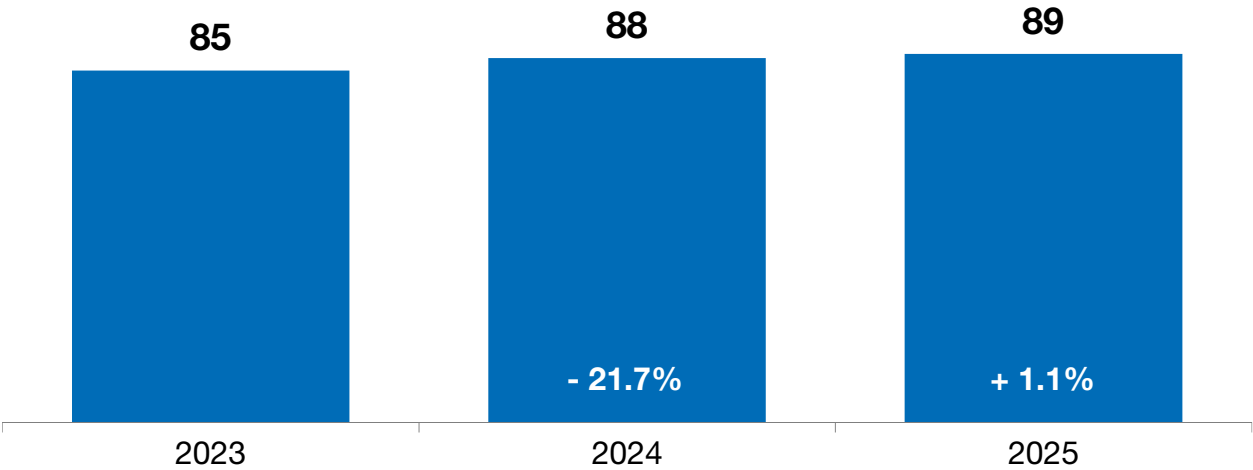


Housing Affordability Index

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.**



August



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	89	88	+ 1.1%
12-Month Avg	87	89	- 2.2%

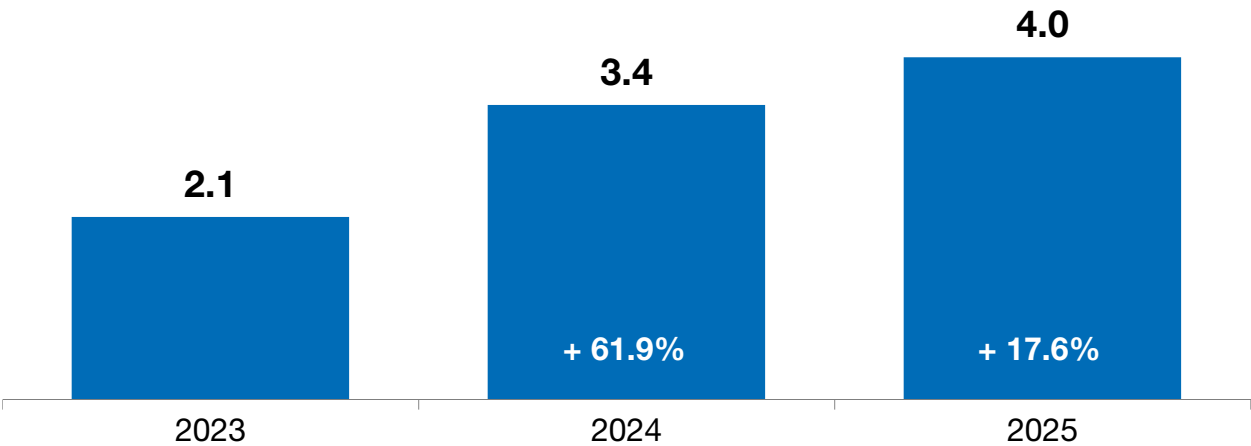
Historical Housing Affordability Index



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.

August



Month	Current Activity	One Year Previous	+ / -
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	3.9	3.2	+ 21.9%
August 2025	4.0	3.4	+ 17.6%
12-Month Avg	3.5	2.7	+ 29.6%

Historical Months Supply of Inventory

