

Weekly Market Activity Report



For Week Ending December 27, 2025

Data current as of January 5, 2026

Nationally, 46.1% of mortgaged residential properties were classified as equity-rich in the third quarter of 2025, according to ATTOM's latest 2025 U.S. Home Equity & Underwater Report. This marks a slight decline from 47.4% the previous quarter and from 48.3% the same time last year. The three states with the highest share of equity-rich properties were Vermont (86.8%), New Hampshire (61.4%), and Rhode Island (59.8%).

In the Chattanooga region, for the week ending December 27:

- New Listings decreased 22.2% to 77
- Pending Sales decreased 9.1% to 100
- Inventory increased 22.0% to 3,405

For the month of November:

- Median Sales Price increased 0.2% to \$339,000
- Days on Market increased 11.4% to 49
- Percent of Original List Price Received decreased 0.4% to 94.8%
- Months Supply of Inventory increased 21.2% to 4.0

Quick Facts

- 22.2%	- 9.1%	+ 22.0%
Change in New Listings	Change in Pending Sales	Change in Inventory

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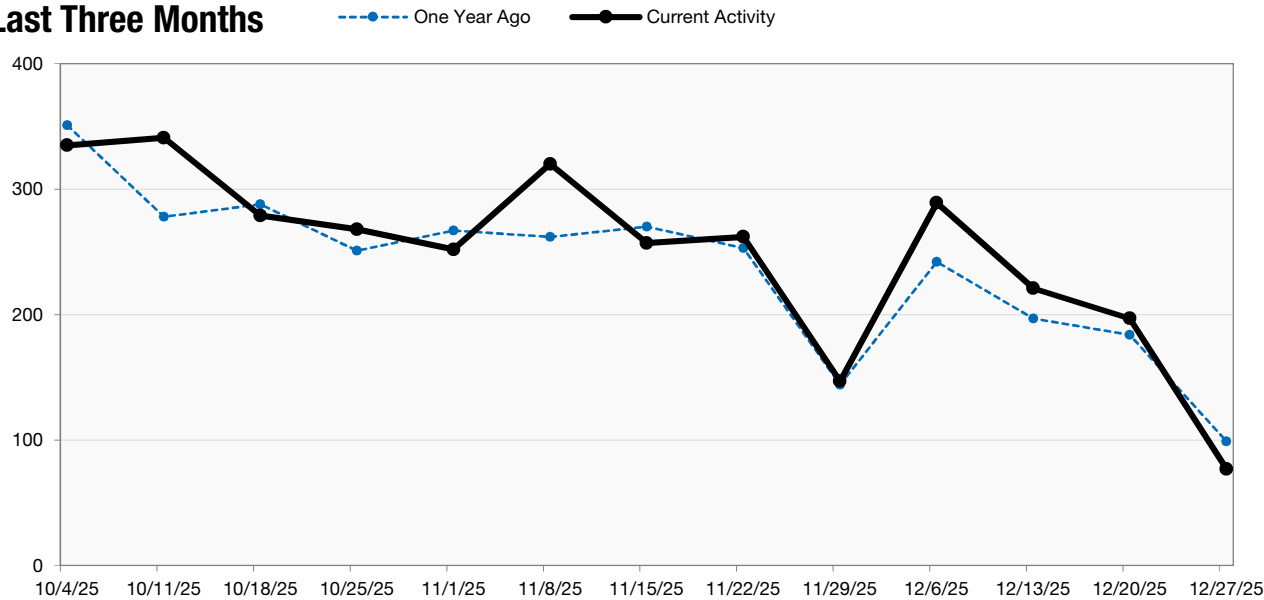
New Listings

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



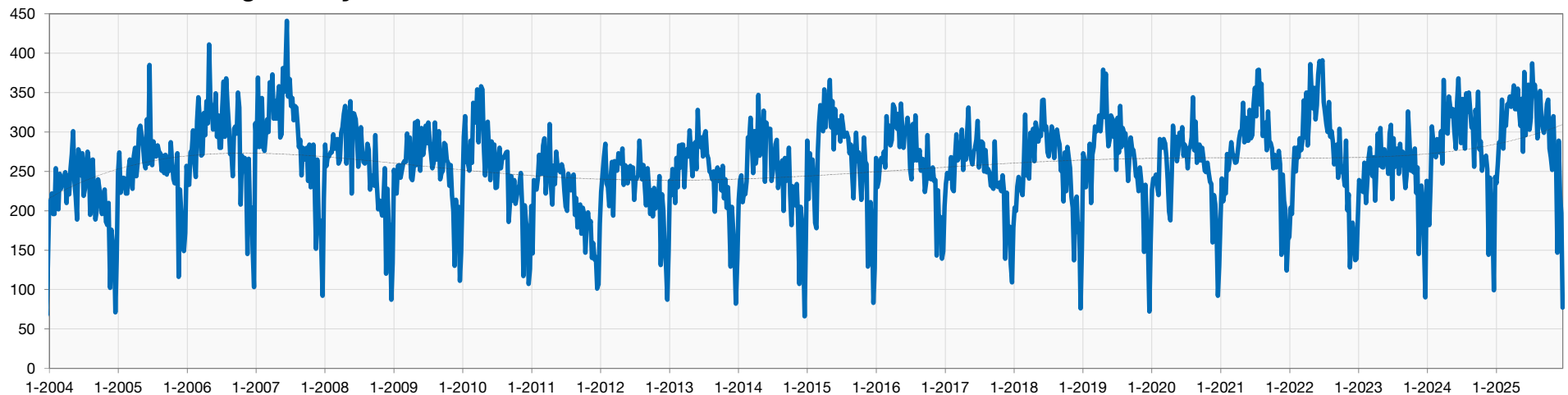
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Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/4/2025	335	351	- 4.6%
10/11/2025	341	278	+ 22.7%
10/18/2025	279	288	- 3.1%
10/25/2025	268	251	+ 6.8%
11/1/2025	252	267	- 5.6%
11/8/2025	320	262	+ 22.1%
11/15/2025	257	270	- 4.8%
11/22/2025	262	253	+ 3.6%
11/29/2025	147	144	+ 2.1%
12/6/2025	289	242	+ 19.4%
12/13/2025	221	197	+ 12.2%
12/20/2025	197	184	+ 7.1%
12/27/2025	77	99	- 22.2%
3-Month Total	3,245	3,086	+ 5.2%

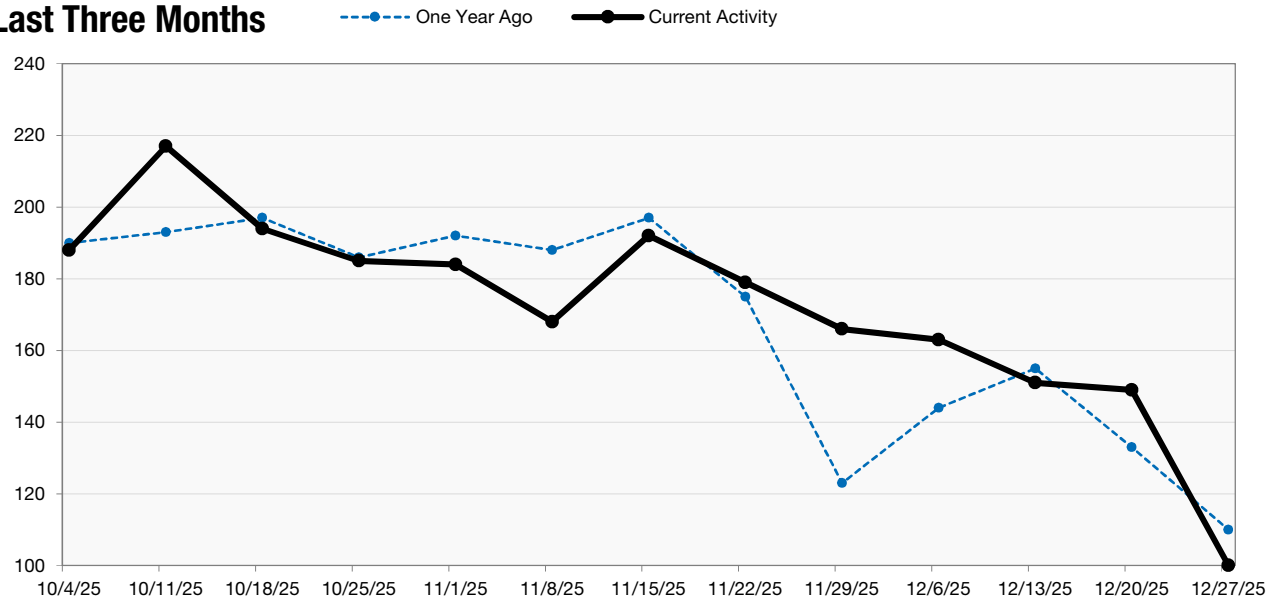
Historical New Listing Activity



Pending Sales

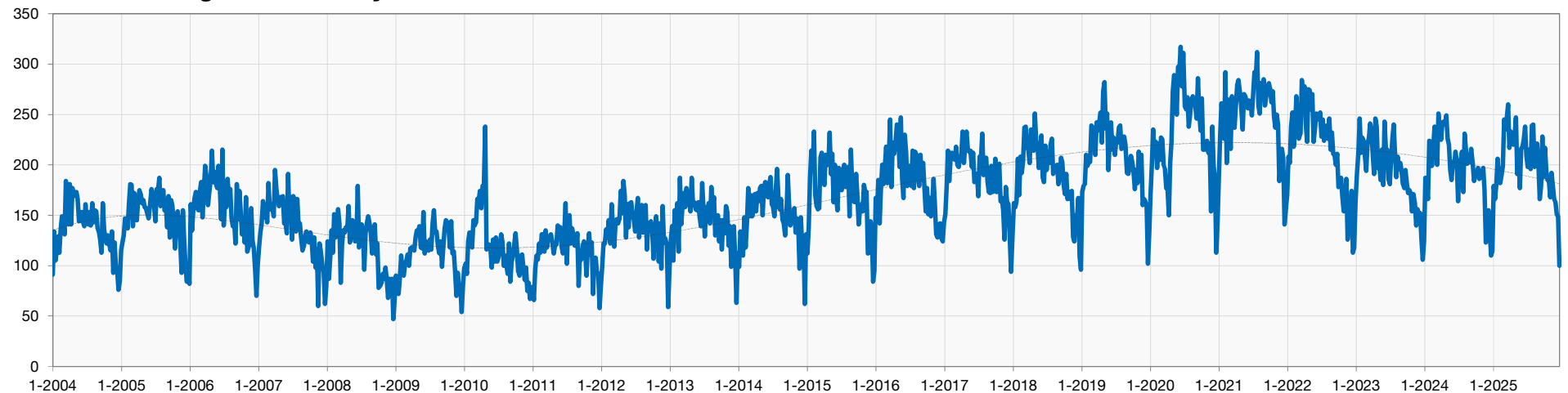
A count of the properties that have offers accepted on them in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/4/2025	188	190	- 1.1%
10/11/2025	217	193	+ 12.4%
10/18/2025	194	197	- 1.5%
10/25/2025	185	186	- 0.5%
11/1/2025	184	192	- 4.2%
11/8/2025	168	188	- 10.6%
11/15/2025	192	197	- 2.5%
11/22/2025	179	175	+ 2.3%
11/29/2025	166	123	+ 35.0%
12/6/2025	163	144	+ 13.2%
12/13/2025	151	155	- 2.6%
12/20/2025	149	133	+ 12.0%
12/27/2025	100	110	- 9.1%
3-Month Total	2,236	2,183	+ 2.4%

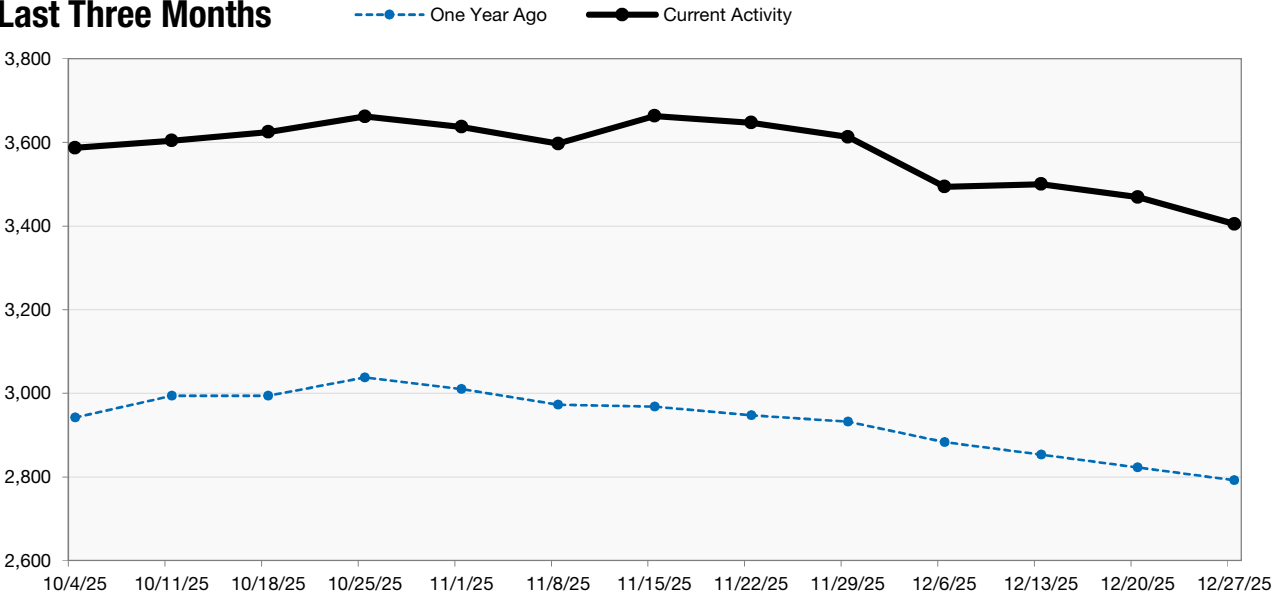
Historical Pending Sales Activity



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	+ / -
10/4/2025	3,587	2,942	+ 21.9%
10/11/2025	3,604	2,994	+ 20.4%
10/18/2025	3,625	2,994	+ 21.1%
10/25/2025	3,662	3,038	+ 20.5%
11/1/2025	3,637	3,010	+ 20.8%
11/8/2025	3,597	2,973	+ 21.0%
11/15/2025	3,663	2,968	+ 23.4%
11/22/2025	3,647	2,947	+ 23.8%
11/29/2025	3,613	2,932	+ 23.2%
12/6/2025	3,494	2,883	+ 21.2%
12/13/2025	3,500	2,853	+ 22.7%
12/20/2025	3,469	2,823	+ 22.9%
12/27/2025	3,405	2,792	+ 22.0%
3-Month Avg	3,577	2,935	+ 21.9%

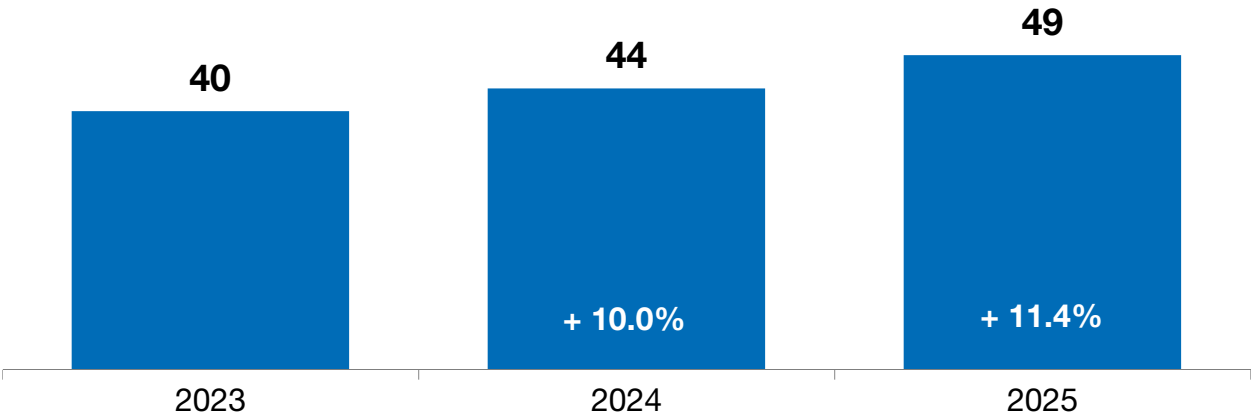
Historical Inventory Activity



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.

November



Month	Current Activity	One Year Previous	+ / -
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%
September 2025	46	42	+ 9.5%
October 2025	49	46	+ 6.5%
November 2025	49	44	+ 11.4%
12-Month Avg	49	42	+ 16.7%

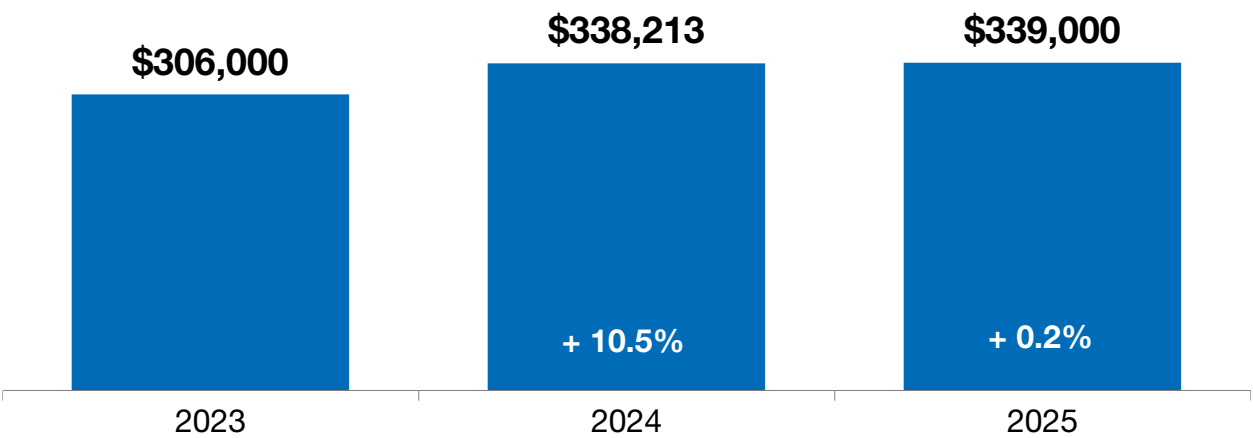
Historical Days on Market Until Sale



Median Sales Price

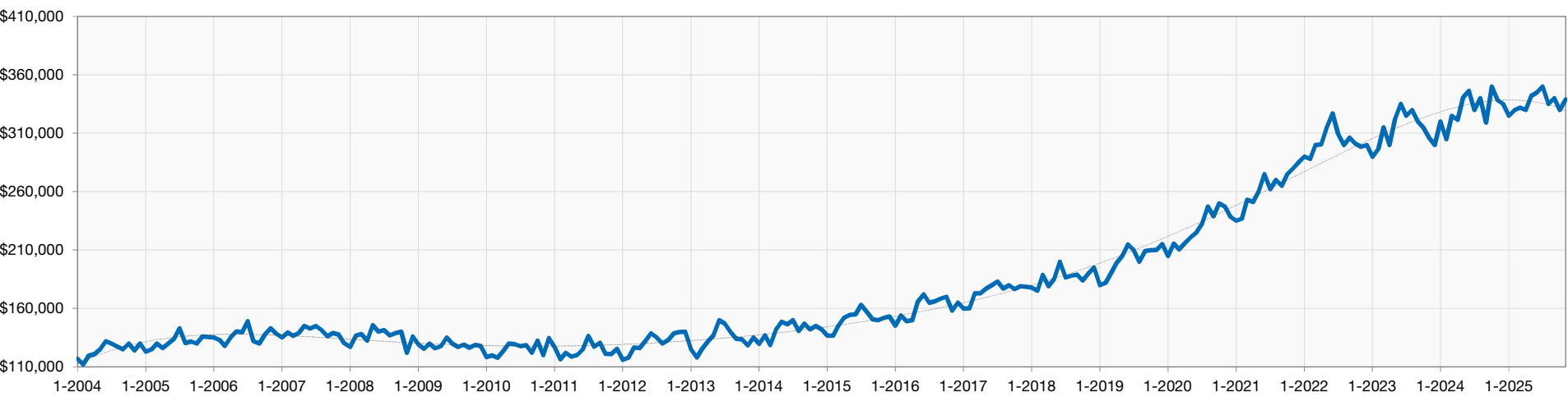
Median price point for all closed sales, not accounting for seller concessions, in a given month.

November



Month	Current Activity	One Year Previous	+ / -
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	\$321,399	+ 2.7%
May 2025	\$342,000	\$340,737	+ 0.4%
June 2025	\$345,000	\$346,250	- 0.4%
July 2025	\$349,950	\$329,900	+ 6.1%
August 2025	\$335,000	\$340,000	- 1.5%
September 2025	\$340,000	\$319,000	+ 6.6%
October 2025	\$330,000	\$350,000	- 5.7%
November 2025	\$339,000	\$338,213	+ 0.2%
12-Month Avg	\$337,000	\$329,000	+ 2.4%

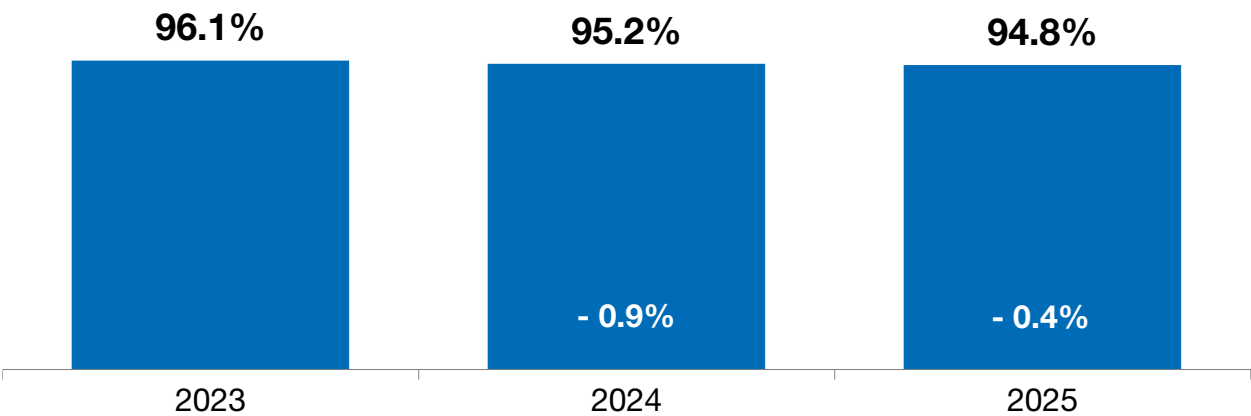
Historical Median Sales Price



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.

November



Month	Current Activity	One Year Previous	+ / -
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%
September 2025	95.0%	95.4%	- 0.4%
October 2025	95.4%	95.5%	- 0.1%
November 2025	94.8%	95.2%	- 0.4%
12-Month Avg	95.5%	96.2%	- 0.7%

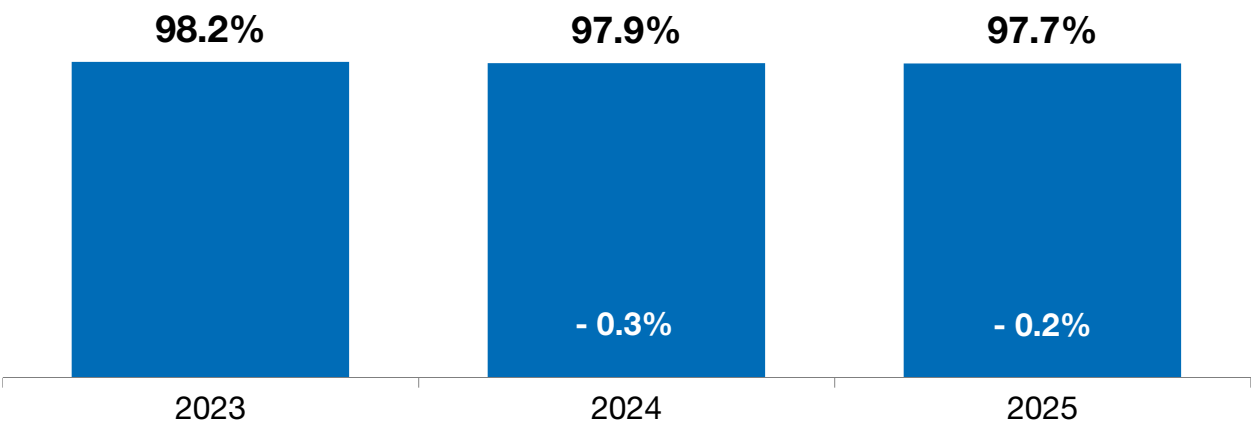
Historical Percent of Original List Price Received



Percent of Last List Price Received

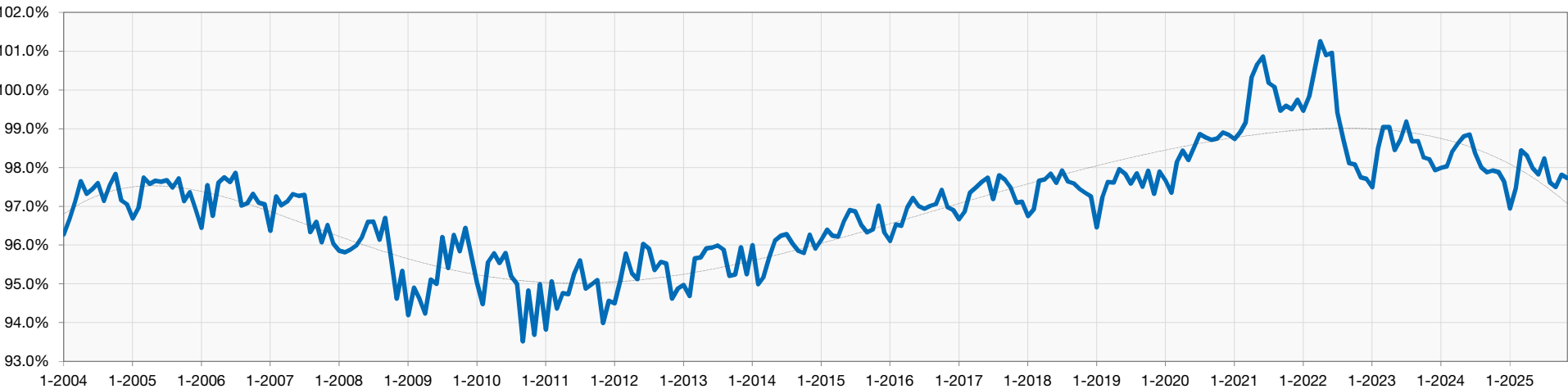
Percentage found when dividing a property’s sales price by it's last list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

November



Month	Current Activity	One Year Previous	+ / -
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	98.4%	98.4%	0.0%
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%
September 2025	97.5%	97.9%	- 0.4%
October 2025	97.8%	97.9%	- 0.1%
November 2025	97.7%	97.9%	- 0.2%
12-Month Avg	97.8%	98.3%	- 0.5%

Historical Percent of Last List Price Received

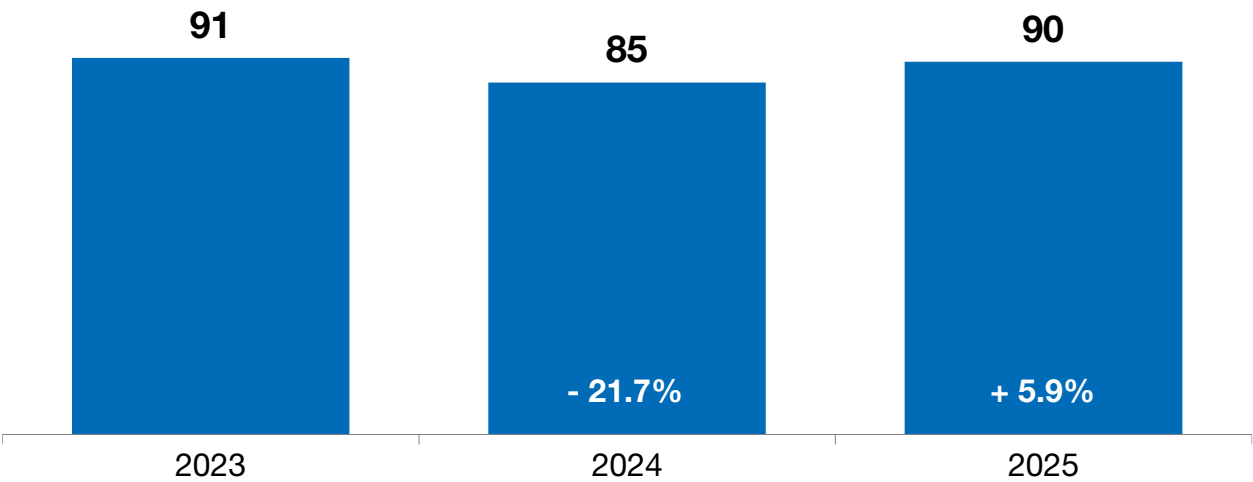


Housing Affordability Index

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.**



November



Month	Current Activity	One Year Previous	+ / -
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%
September 2025	89	96	- 7.3%
October 2025	92	84	+ 9.5%
November 2025	90	85	+ 5.9%
12-Month Avg	88	89	- 1.1%

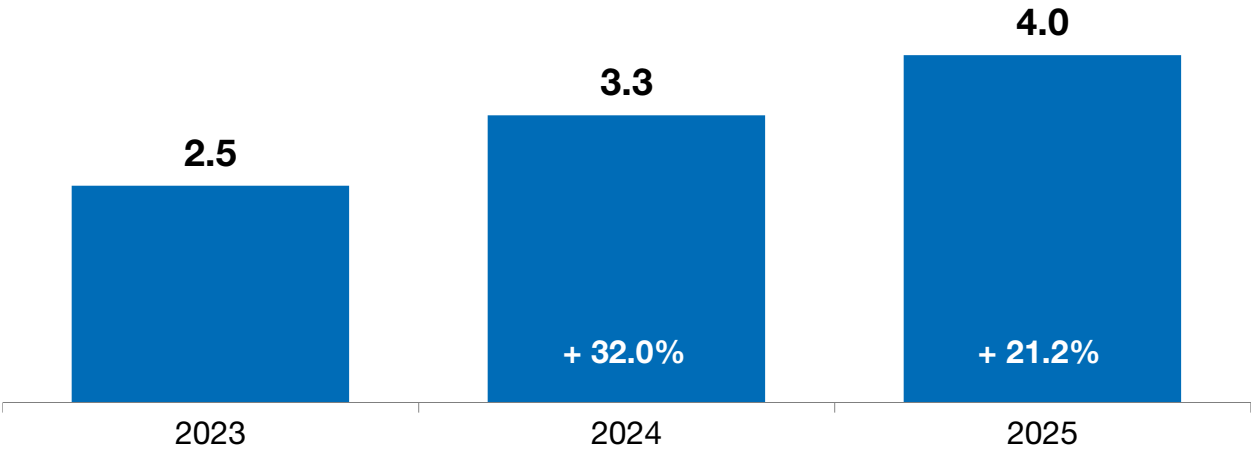
Historical Housing Affordability Index



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.

November



Month	Current Activity	One Year Previous	+ / -
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%
September 2025	4.1	3.5	+ 17.1%
October 2025	4.2	3.5	+ 20.0%
November 2025	4.0	3.3	+ 21.2%
12-Month Avg	3.7	2.9	+ 27.6%

Historical Months Supply of Inventory

