Weekly Market Activity Report

GREATER CHATTANOOGA REALTORS®

For Week Ending January 31, 2026

Data current as of February 9, 2026

U.S. sales of existing homes totaled 4.06 million in 2025, essentially unchanged from 2024, according to data from the National Association of REALTORS®. Sales have declined year-over-year since 2022 and have hovered around 4 million annually since 2023, constrained by elevated mortgage rates and high home prices.

In the Chattanooga region, for the week ending January 31:

- New Listings decreased 2.4% to 282
- Pending Sales decreased 17.0% to 171
- Inventory increased 20.9% to 3,292

For the month of January:

- Median Sales Price increased 1.5% to $330,000
- Days on Market increased 12.5% to 63
- Percent of Original List Price Received decreased 0.3% to 93.9%
- Months Supply of Inventory increased 18.8% to 3.8

Quick Facts

- 2.4%	- 17.0%	+ 20.9%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

Metrics by Week

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All data from Greater Chattanooga REALTORS®. Report © 2026 ShowingTime Plus, LLC.

New Listings

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

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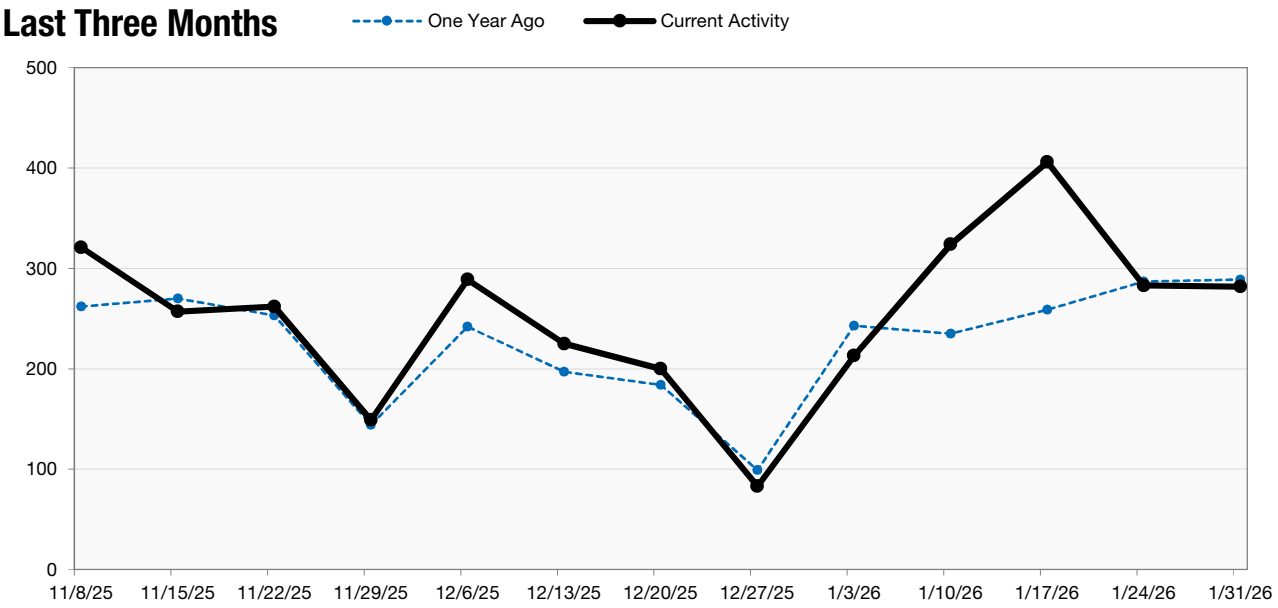
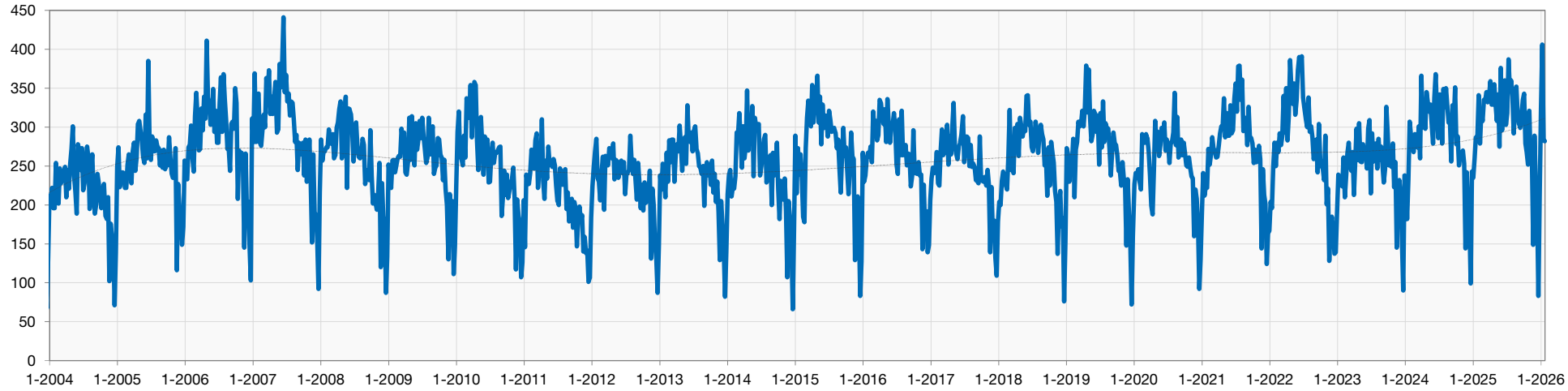
Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
11/8/2025	321	262	+ 22.5%
11/15/2025	257	270	- 4.8%
11/22/2025	262	253	+ 3.6%
11/29/2025	149	144	+ 3.5%
12/6/2025	289	242	+ 19.4%
12/13/2025	225	197	+ 14.2%
12/20/2025	200	184	+ 8.7%
12/27/2025	83	99	- 16.2%
1/3/2026	213	243	- 12.3%
1/10/2026	324	235	+ 37.9%
1/17/2026	406	259	+ 56.8%
1/24/2026	283	287	- 1.4%
1/31/2026	**282**	**289**	**- 2.4%**
3-Month Total	3,294	2,964	+ 11.1%

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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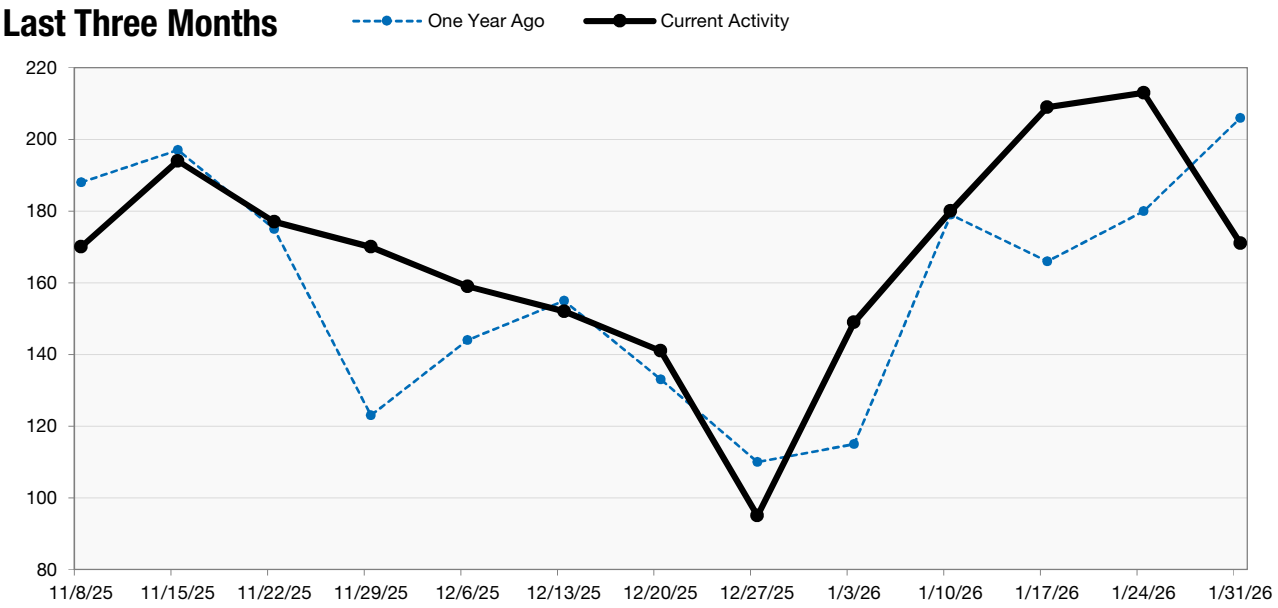
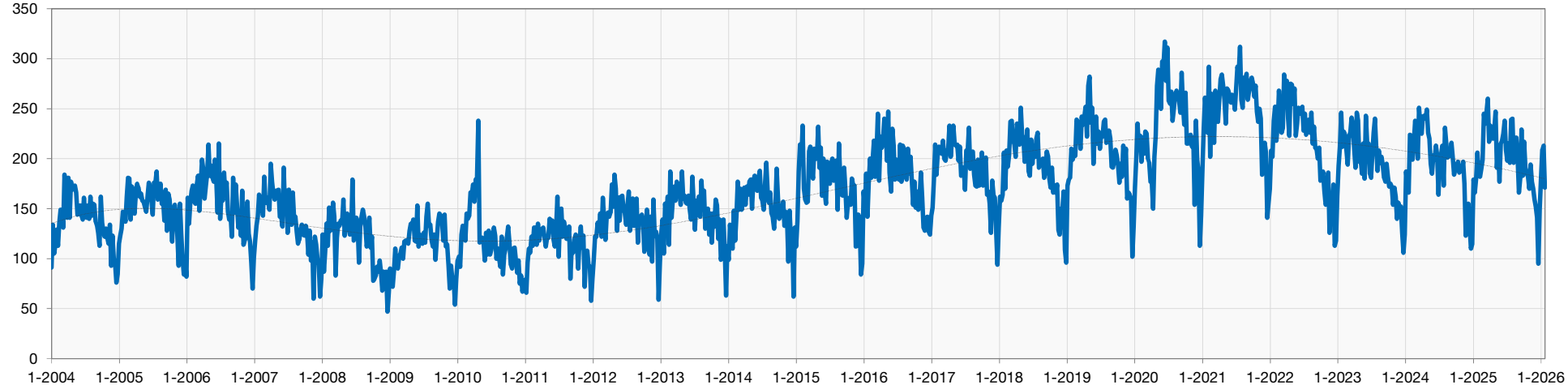
Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
11/8/2025	170	188	- 9.6%
11/15/2025	194	197	- 1.5%
11/22/2025	177	175	+ 1.1%
11/29/2025	170	123	+ 38.2%
12/6/2025	159	144	+ 10.4%
12/13/2025	152	155	- 1.9%
12/20/2025	141	133	+ 6.0%
12/27/2025	95	110	- 13.6%
1/3/2026	149	115	+ 29.6%
1/10/2026	180	179	+ 0.6%
1/17/2026	209	166	+ 25.9%
1/24/2026	213	180	+ 18.3%
1/31/2026	**171**	**206**	**- 17.0%**
3-Month Total	2,180	2,071	+ 5.3%

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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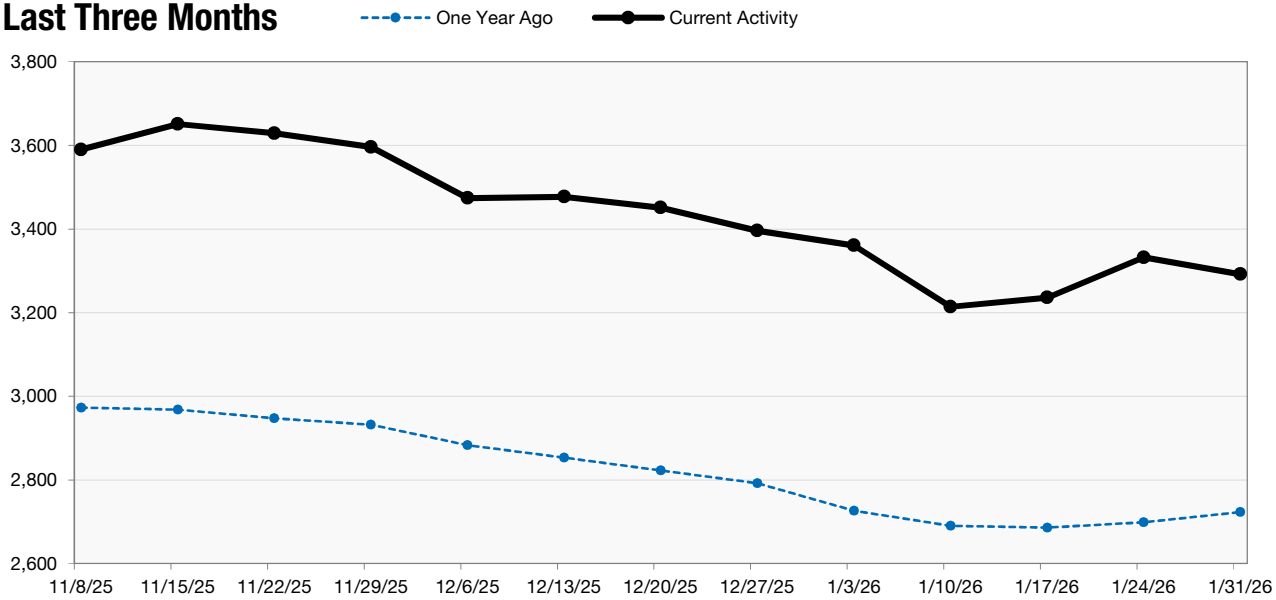
Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
11/8/2025	3,590	2,973	+ 20.8%
11/15/2025	3,651	2,968	+ 23.0%
11/22/2025	3,629	2,947	+ 23.1%
11/29/2025	3,596	2,932	+ 22.6%
12/6/2025	3,474	2,883	+ 20.5%
12/13/2025	3,477	2,853	+ 21.9%
12/20/2025	3,451	2,823	+ 22.2%
12/27/2025	3,396	2,792	+ 21.6%
1/3/2026	3,361	2,726	+ 23.3%
1/10/2026	3,214	2,690	+ 19.5%
1/17/2026	3,236	2,686	+ 20.5%
1/24/2026	3,332	2,699	+ 23.5%
1/31/2026	**3,292**	**2,723**	**+ 20.9%**
3-Month Avg	3,438	2,823	+ 21.8%

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.

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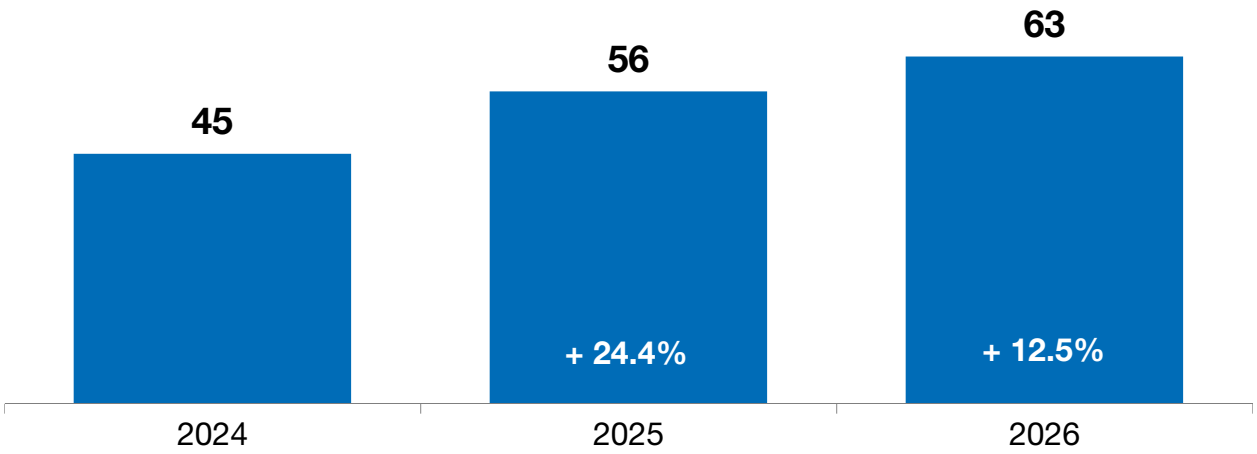
January



Month	Current Activity	One Year Previous	+ / –
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	47	42	+ 11.9%
October 2025	49	46	+ 6.5%
November 2025	48	44	+ 9.1%
December 2025	58	50	+ 16.0%
January 2026	**63**	**56**	**+ 12.5%**
12-Month Avg	50	43	+ 16.3%

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.

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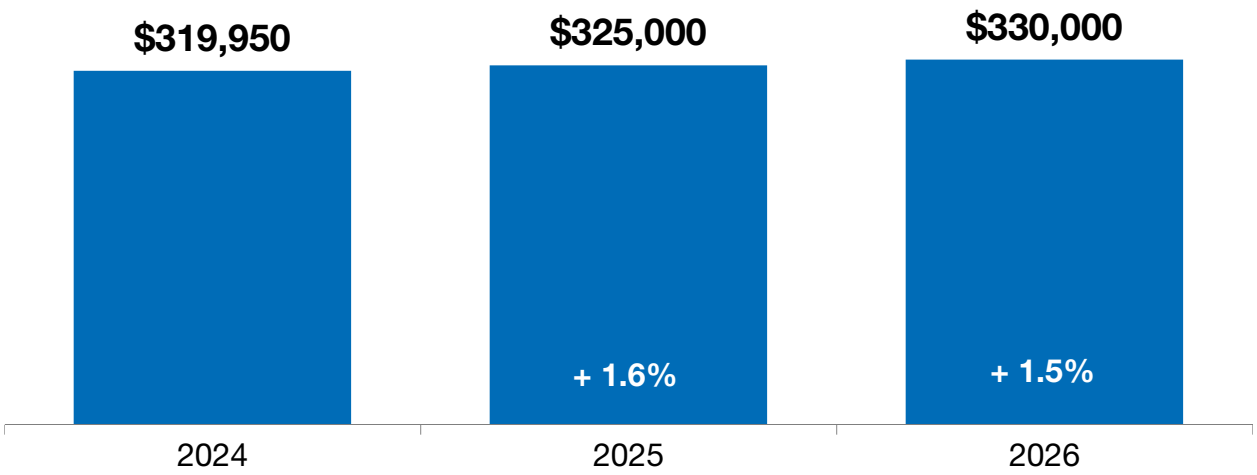
January



Month	Current Activity	One Year Previous	+ / –
February 2025	$330,500	$305,000	+ 8.4%
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	$346,000	$346,250	- 0.1%
July 2025	$349,900	$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	$338,000	$337,000	+ 0.3%
December 2025	$358,800	$335,000	+ 7.1%
January 2026	**$330,000**	**$325,000**	**+ 1.5%**
12-Month Avg	$339,500	$330,000	+ 2.9%

Historical Median Sales Price

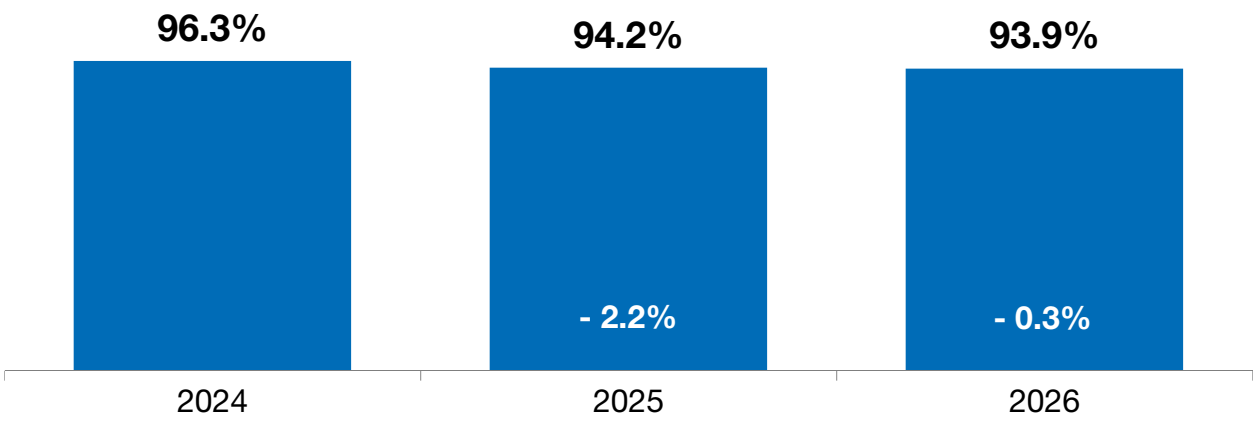


Percent of Original List Price Received

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.

GREATER CHATTANOOGA REALTORS®

January



Month	Current Activity	One Year Previous	+ / –
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%
December 2025	94.2%	94.9%	- 0.7%
January 2026	**93.9%**	**94.2%**	**- 0.3%**
12-Month Avg	95.4%	96.1%	- 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.

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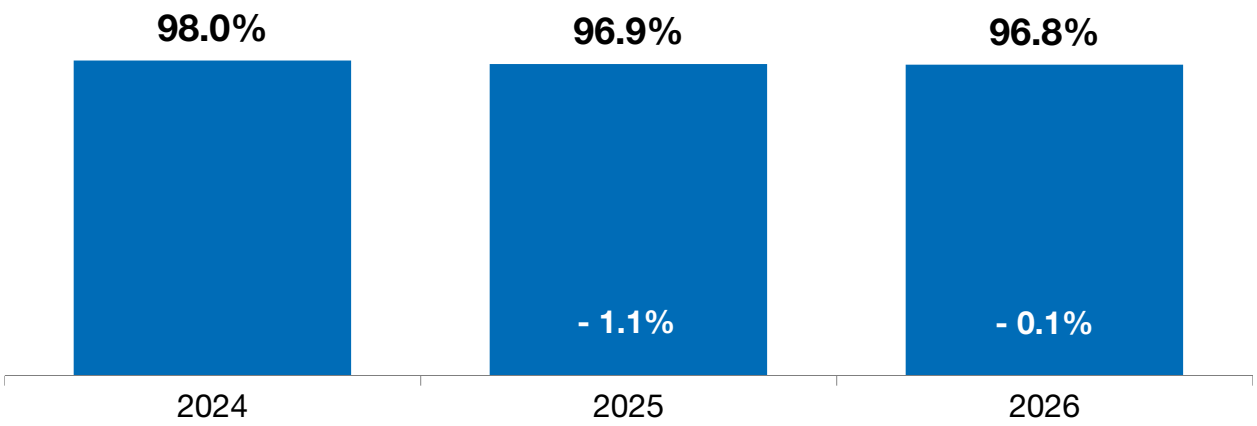
January



Month	Current Activity	One Year Previous	+ / –
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	97.9%	97.9%	0.0%
November 2025	97.7%	97.9%	- 0.2%
December 2025	97.4%	97.6%	- 0.2%
January 2026	**96.8%**	**96.9%**	**- 0.1%**
12-Month Avg	97.8%	98.2%	- 0.4%

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.**

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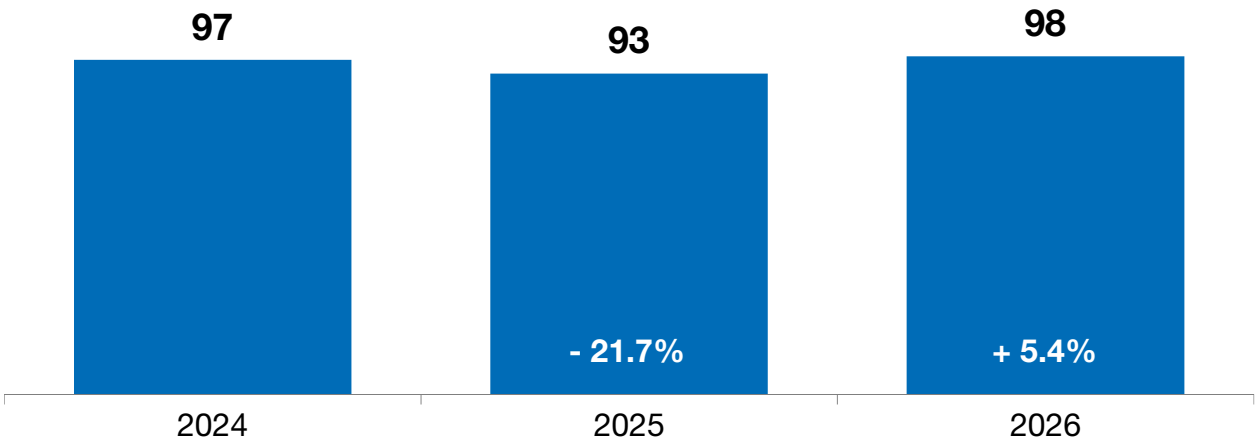
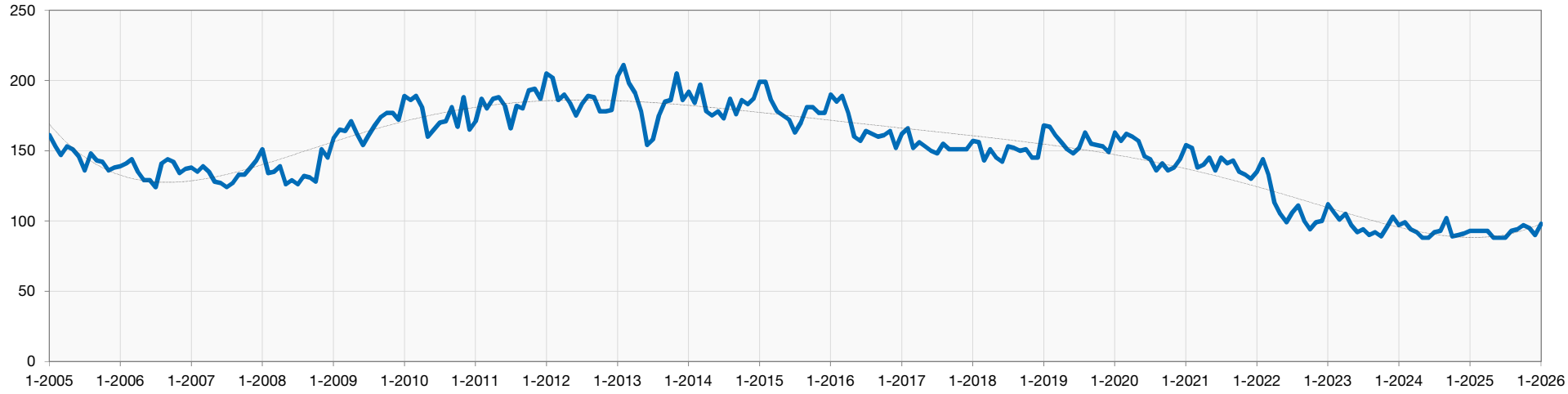
January



Month	Current Activity	One Year Previous	+ / –
February 2025	93	99	- 6.1%
March 2025	93	94	- 1.1%
April 2025	93	92	+ 1.1%
May 2025	88	88	0.0%
June 2025	88	88	0.0%
July 2025	88	92	- 4.3%
August 2025	93	93	0.0%
September 2025	94	102	- 7.8%
October 2025	97	89	+ 9.0%
November 2025	95	90	+ 5.6%
December 2025	90	91	- 1.1%
January 2026	**98**	**93**	**+ 5.4%**
12-Month Avg	93	93	0.0%

Historical Housing Affordability Index

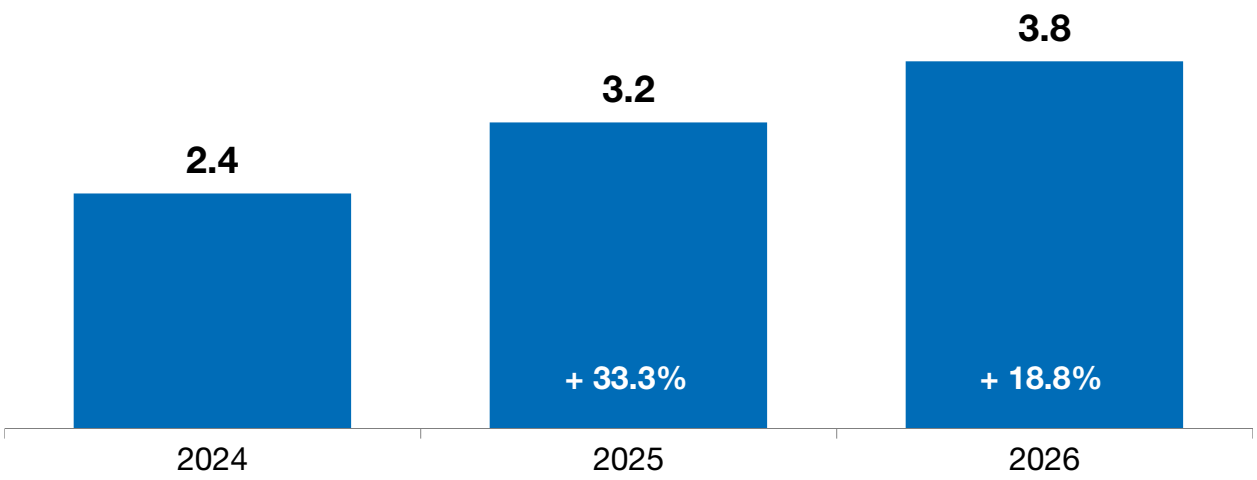


Months Supply of Inventory

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.

GREATER CHATTANOOGA REALTORS®

January



Month	Current Activity	One Year Previous	+ / –
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%
December 2025	3.7	3.0	+ 23.3%
January 2026	**3.8**	**3.2**	**+ 18.8%**
12-Month Avg	3.8	3.0	+ 26.7%

Historical Months Supply of Inventory

