

# Weekly Market Activity Report



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## For Week Ending February 21, 2026

Data current as of March 2, 2026

Nationally, the number of active listings grew for the 27th consecutive month, rising 10% year-over-year in January, according to Realtor.com's January 2026 Monthly Housing Market Trends Report. Despite the increase, total inventory remained 17.2% below pre-pandemic levels for the month. The typical home spent 78 days on the market, five days longer than the same period a year ago.

In the Chattanooga region, for the week ending February 21:

- New Listings increased 15.0% to 367
- Pending Sales increased 35.8% to 258
- Inventory increased 19.3% to 3,357

For the month of January:

- Median Sales Price increased 1.5% to \$330,000
- Days on Market increased 14.3% to 64
- Percent of Original List Price Received decreased 0.2% to 94.0%
- Months Supply of Inventory increased 18.8% to 3.8

## Quick Facts

+ 15.0%

Change in  
New Listings

+ 35.8%

Change in  
Pending Sales

+ 19.3%

Change in  
Inventory

### Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

### Metrics by Month

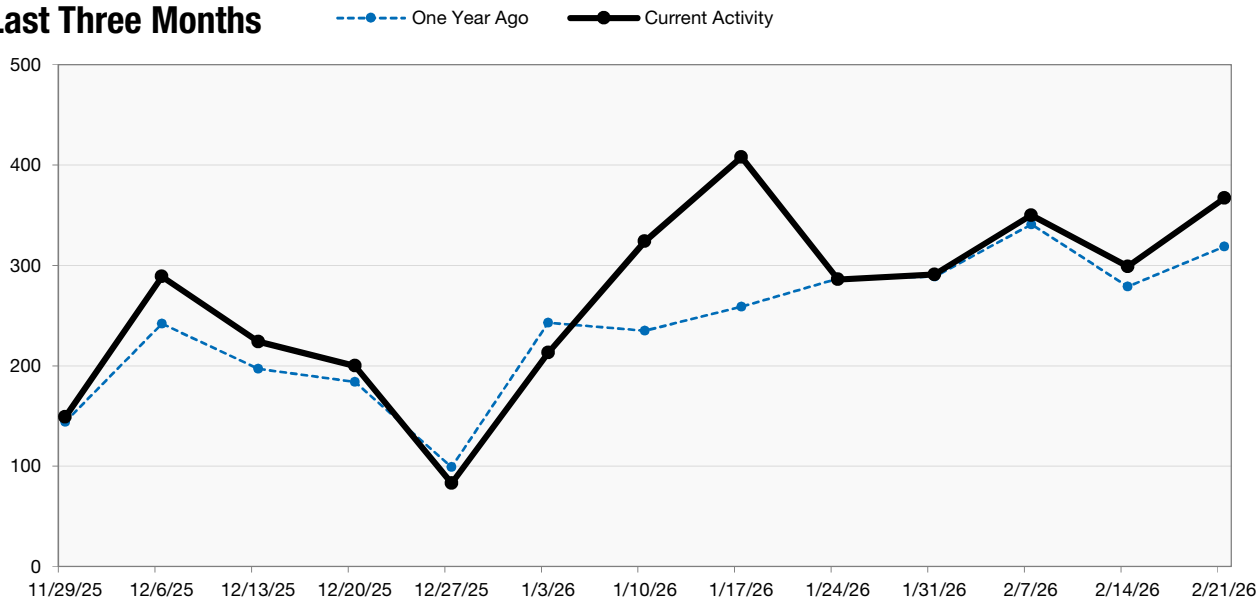
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# New Listings

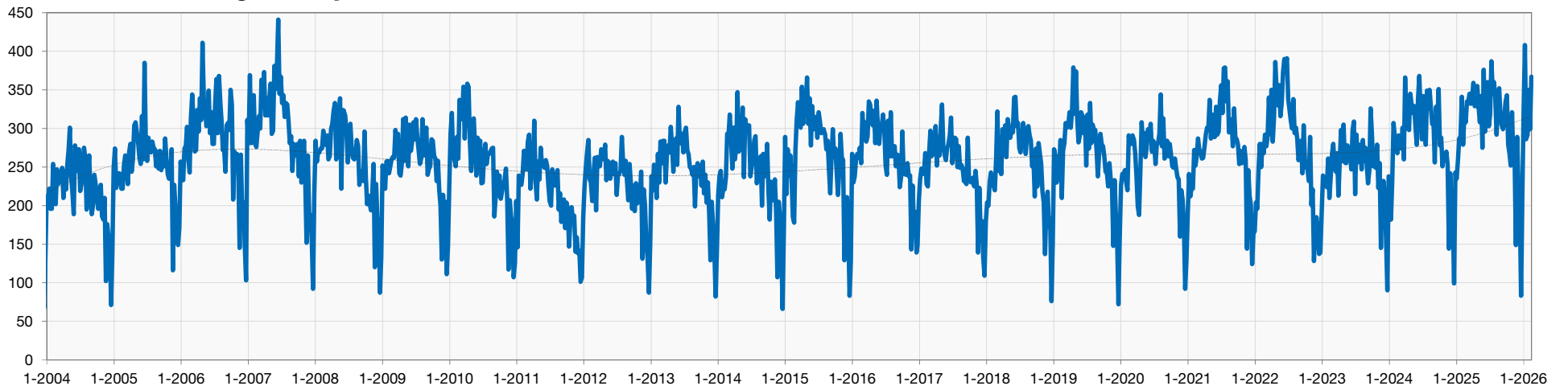
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/29/2025	149	144	+ 3.5%
12/6/2025	289	242	+ 19.4%
12/13/2025	224	197	+ 13.7%
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	408	259	+ 57.5%
1/24/2026	286	287	- 0.3%
1/31/2026	291	289	+ 0.7%
2/7/2026	350	341	+ 2.6%
2/14/2026	299	279	+ 7.2%
<b>2/21/2026</b>	<b>367</b>	<b>319</b>	<b>+ 15.0%</b>
<b>3-Month Total</b>	<b>3,483</b>	<b>3,118</b>	<b>+ 11.7%</b>

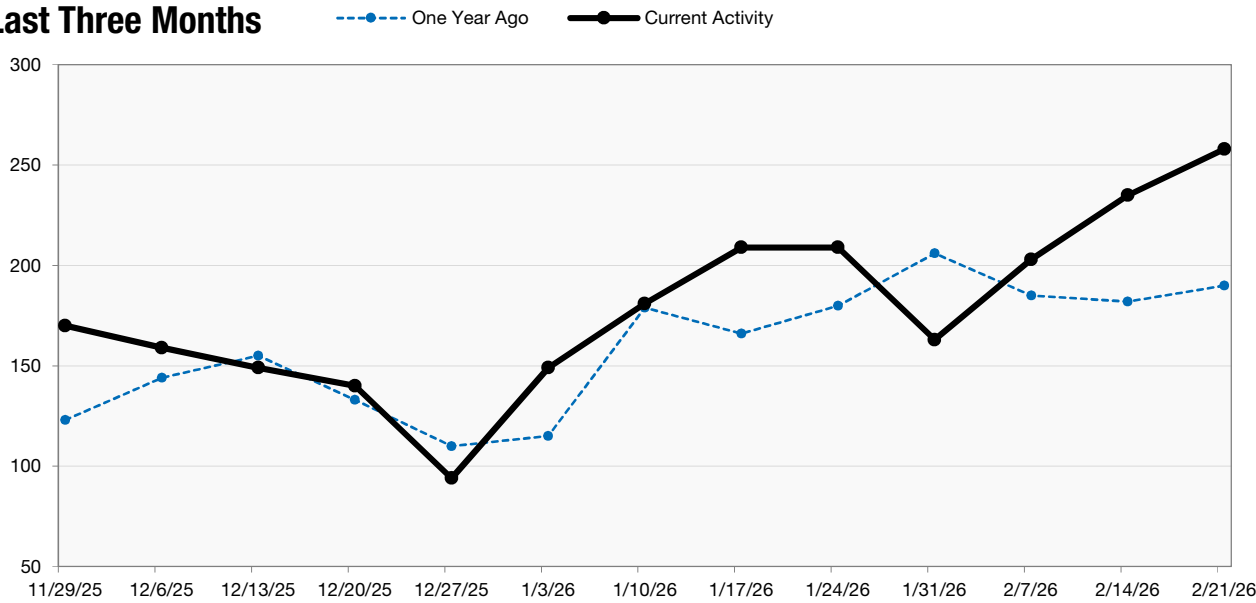
## Historical New Listing Activity



# Pending Sales

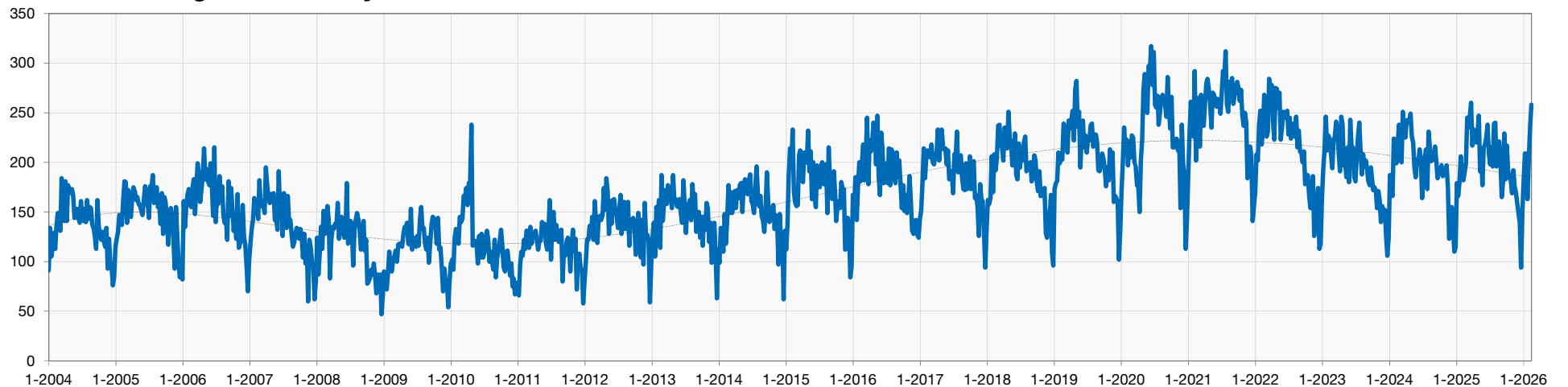
A count of the properties that have offers accepted on them in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/29/2025	170	123	+ 38.2%
12/6/2025	159	144	+ 10.4%
12/13/2025	149	155	- 3.9%
12/20/2025	140	133	+ 5.3%
12/27/2025	94	110	- 14.5%
1/3/2026	149	115	+ 29.6%
1/10/2026	181	179	+ 1.1%
1/17/2026	209	166	+ 25.9%
1/24/2026	209	180	+ 16.1%
1/31/2026	163	206	- 20.9%
2/7/2026	203	185	+ 9.7%
2/14/2026	235	182	+ 29.1%
<b>2/21/2026</b>	<b>258</b>	<b>190</b>	<b>+ 35.8%</b>
<b>3-Month Total</b>	<b>2,319</b>	<b>2,068</b>	<b>+ 12.1%</b>

## Historical Pending Sales Activity



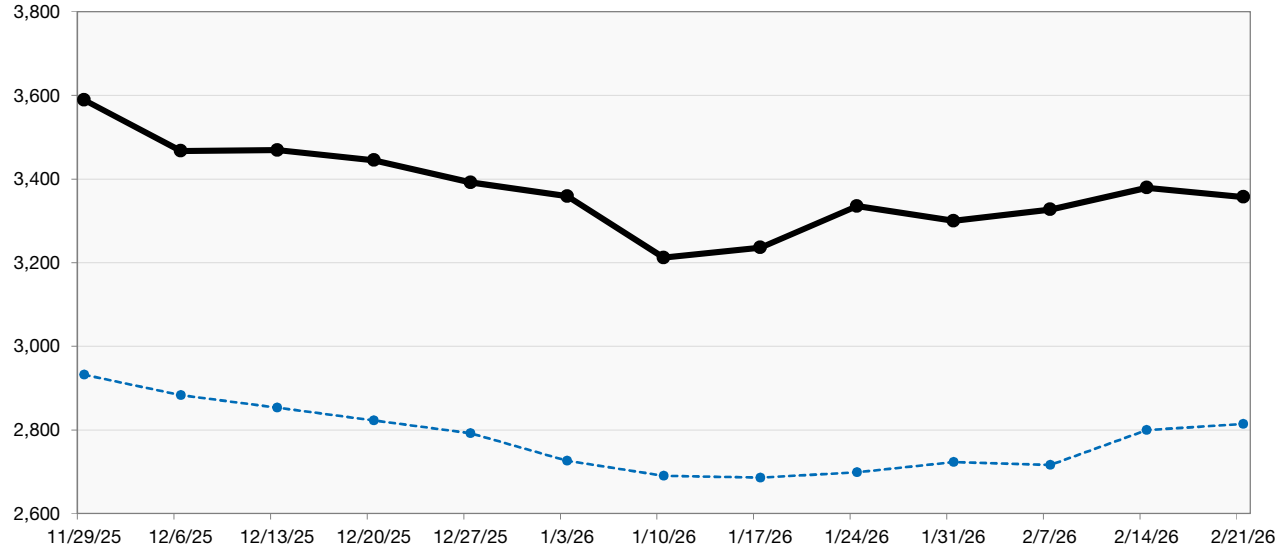
# Inventory of Homes for Sale

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



## Last Three Months

--- One Year Ago    — Current Activity



For the Week Ending	Current Activity	One Year Ago	+ / -
11/29/2025	3,589	2,932	+ 22.4%
12/6/2025	3,467	2,883	+ 20.3%
12/13/2025	3,469	2,853	+ 21.6%
12/20/2025	3,445	2,823	+ 22.0%
12/27/2025	3,392	2,792	+ 21.5%
1/3/2026	3,359	2,726	+ 23.2%
1/10/2026	3,212	2,690	+ 19.4%
1/17/2026	3,236	2,686	+ 20.5%
1/24/2026	3,335	2,699	+ 23.6%
1/31/2026	3,300	2,723	+ 21.2%
2/7/2026	3,327	2,716	+ 22.5%
2/14/2026	3,379	2,800	+ 20.7%
<b>2/21/2026</b>	<b>3,357</b>	<b>2,814</b>	<b>+ 19.3%</b>
3-Month Avg	3,374	2,780	+ 21.4%

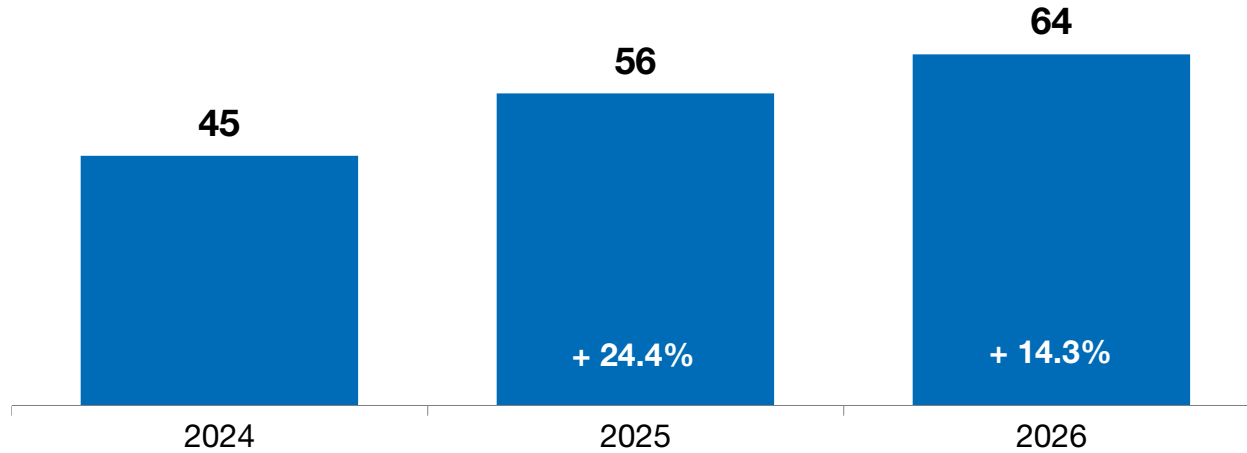
## Historical Inventory Activity



# 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.

## 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%
<b>January 2026</b>	<b>64</b>	<b>56</b>	<b>+ 14.3%</b>
12-Month Avg	50	43	+ 16.3%

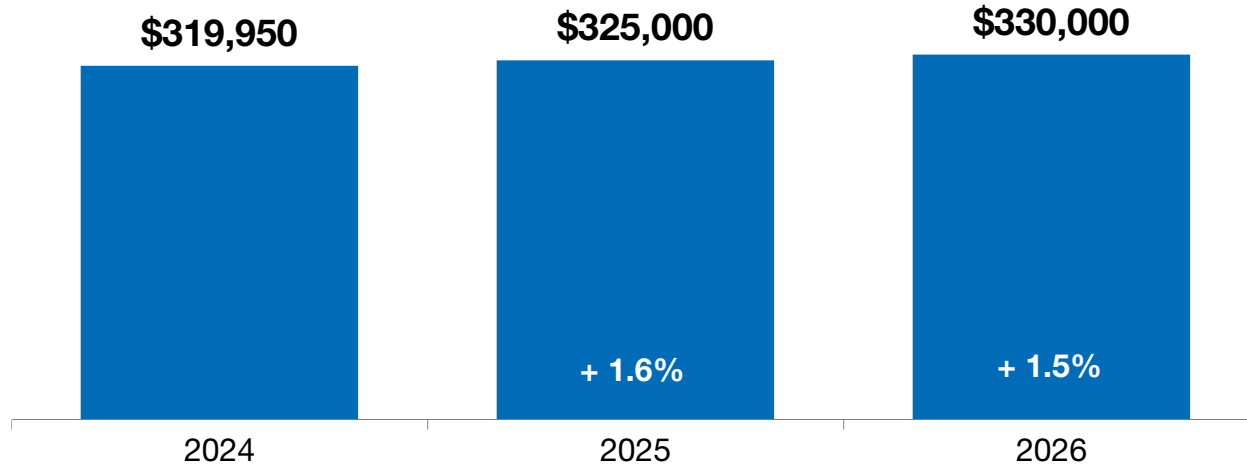
## Historical Days on Market Until Sale



# Median Sales Price

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

## 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	\$337,900	\$337,000	+ 0.3%
December 2025	\$358,600	\$335,000	+ 7.0%
<b>January 2026</b>	<b>\$330,000</b>	<b>\$325,000</b>	<b>+ 1.5%</b>
12-Month Avg	\$339,410	\$330,000	+ 2.9%

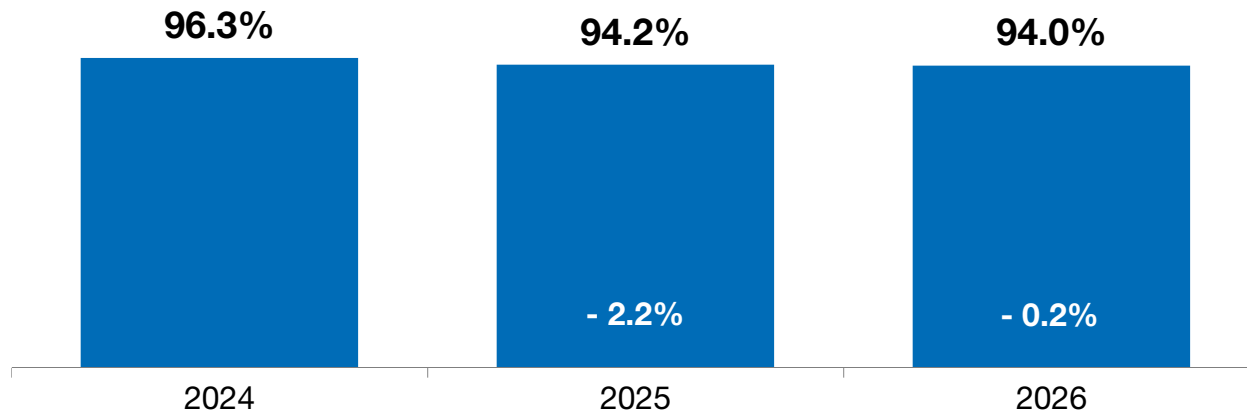
## Historical Median Sales Price



# Percent of Original List Price Received

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

## 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	95.2%	96.1%	- 0.9%
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%
<b>January 2026</b>	<b>94.0%</b>	<b>94.2%</b>	<b>- 0.2%</b>
12-Month Avg	95.4%	96.1%	- 0.7%

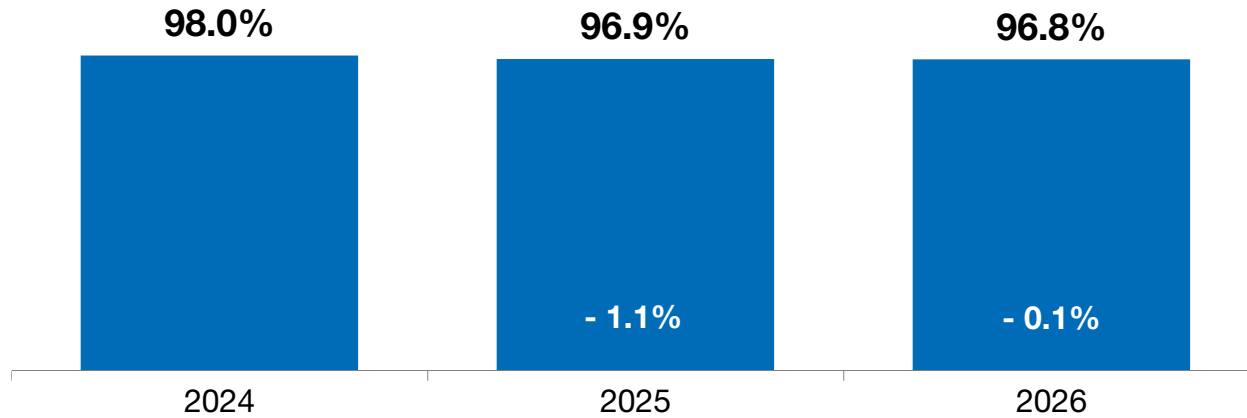
## Historical Percent of Original List Price Received



# Percent of Last List Price Received

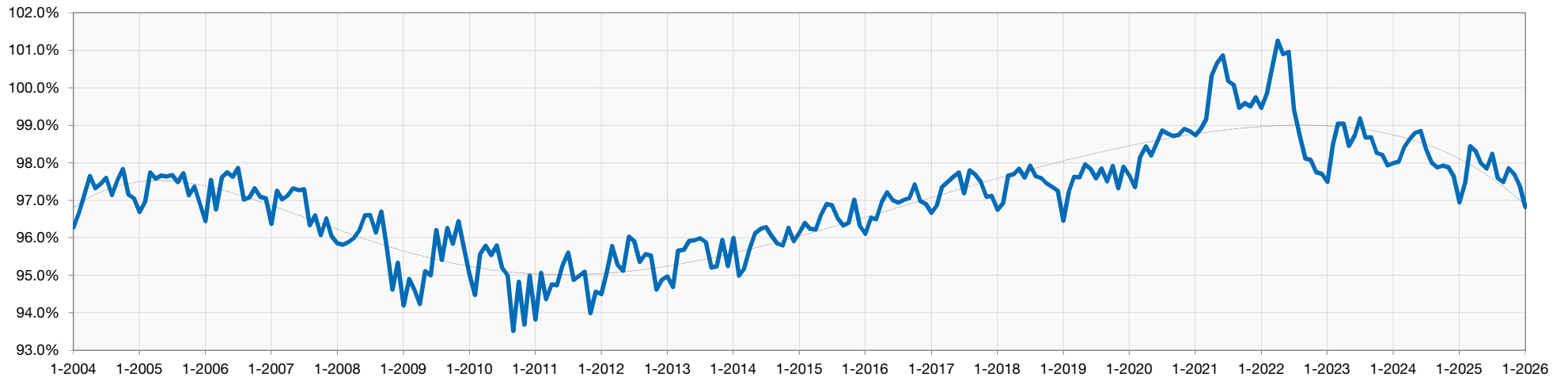
Percentage found when dividing a property's sales price by it's last list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## 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%
<b>January 2026</b>	<b>96.8%</b>	<b>96.9%</b>	<b>- 0.1%</b>
12-Month Avg	97.8%	98.2%	- 0.4%

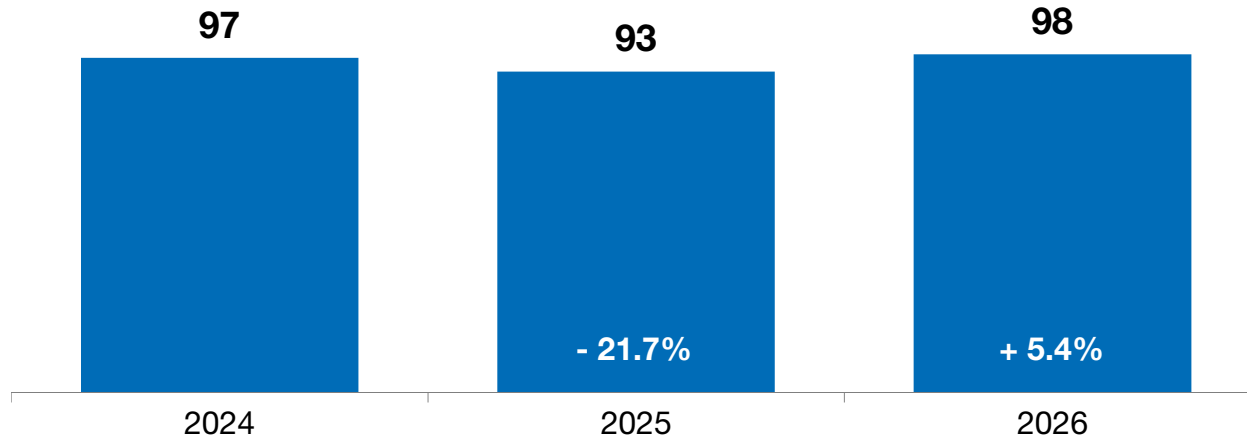
## Historical Percent of Last List Price Received



# Housing Affordability Index

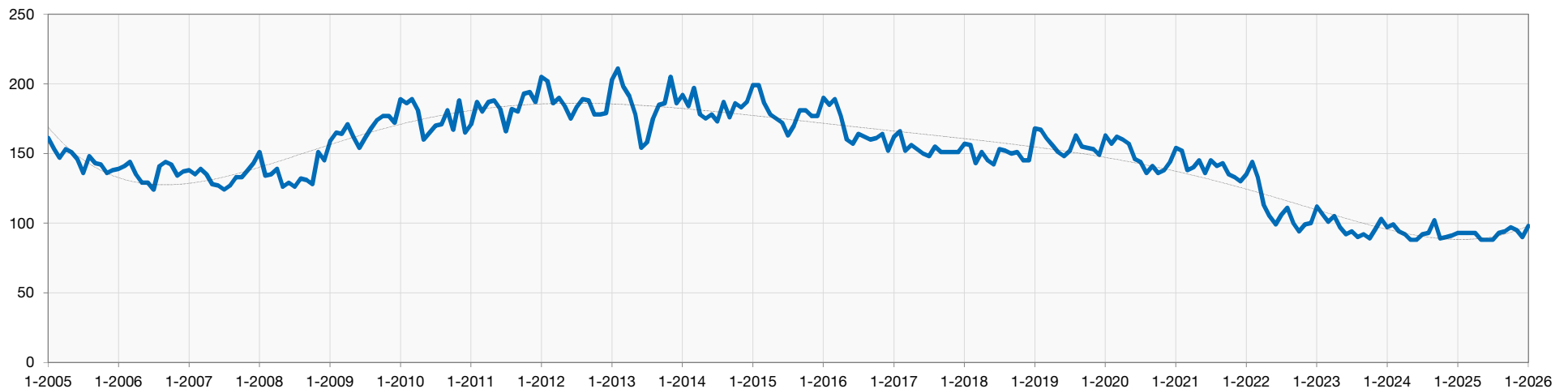
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## 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%
<b>January 2026</b>	<b>98</b>	<b>93</b>	<b>+ 5.4%</b>
12-Month Avg	93	93	0.0%

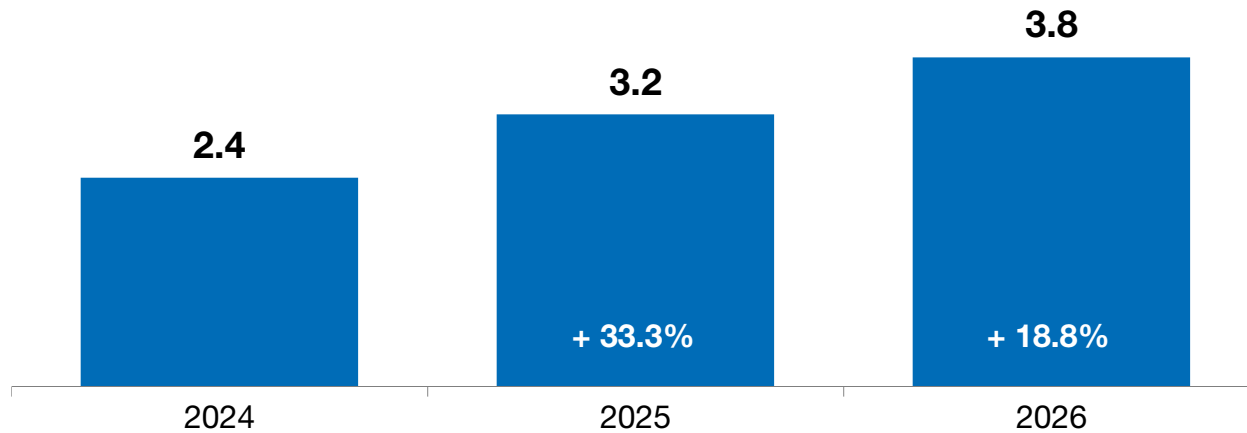
## Historical Housing Affordability Index



# 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.

## 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%
<b>January 2026</b>	<b>3.8</b>	<b>3.2</b>	<b>+ 18.8%</b>
12-Month Avg	3.8	3.0	+ 26.7%

## Historical Months Supply of Inventory

