

Weekly Market Activity Report



For Week Ending February 28, 2026

Data current as of March 9, 2026

The average 30-year fixed mortgage rate fell to 5.98% for the week ending February 26, 2026, marking the first time in 3½ years that rates have dropped below 6%, according to Freddie Mac. While falling rates are welcome news for prospective buyers, they've also benefited current homeowners, leading to a recent surge in refinance activity.

In the Chattanooga region, for the week ending February 28:

- New Listings increased 1.9% to 314
- Pending Sales increased 28.6% to 256
- Inventory increased 20.8% to 3,429

For the month of February:

- Median Sales Price decreased 0.2% to \$330,000
- Days on Market increased 15.8% to 66
- Percent of Original List Price Received decreased 0.5% to 94.5%
- Months Supply of Inventory increased 11.8% to 3.8

Quick Facts

| | | |
|---------------------------|----------------------------|------------------------|
| + 1.9% | + 28.6% | + 20.8% |
| 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

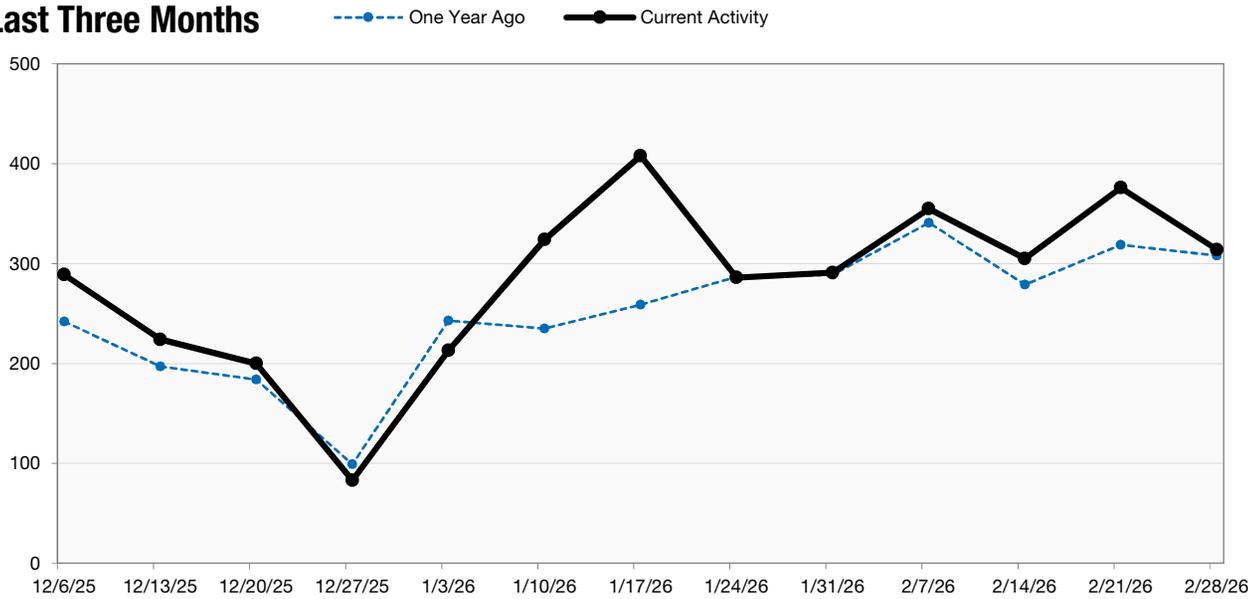
| | |
|---|-----------|
| Days on Market Until Sale | 5 |
| Median Sales Price | 6 |
| Percent of Original List Price Received | 7 |
| Percent of Last List Price Received | 8 |
| Housing Affordability Index | 9 |
| Months Supply of Inventory | 10 |



New Listings

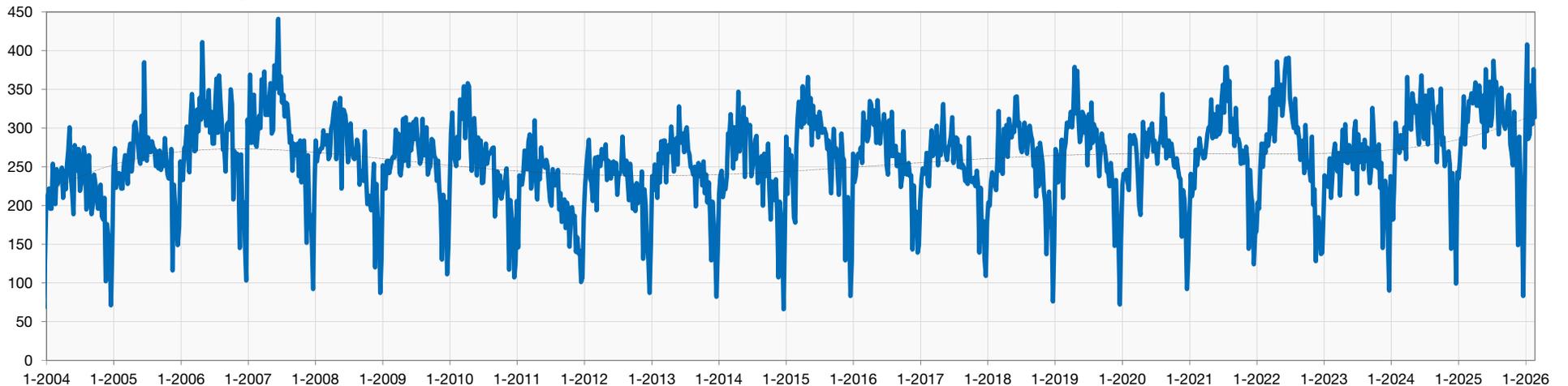
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / - |
|----------------------|------------------|--------------|----------------|
| 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 | 355 | 341 | + 4.1% |
| 2/14/2026 | 305 | 279 | + 9.3% |
| 2/21/2026 | 376 | 319 | + 17.9% |
| 2/28/2026 | 314 | 308 | + 1.9% |
| 3-Month Total | 3,668 | 3,282 | + 11.8% |

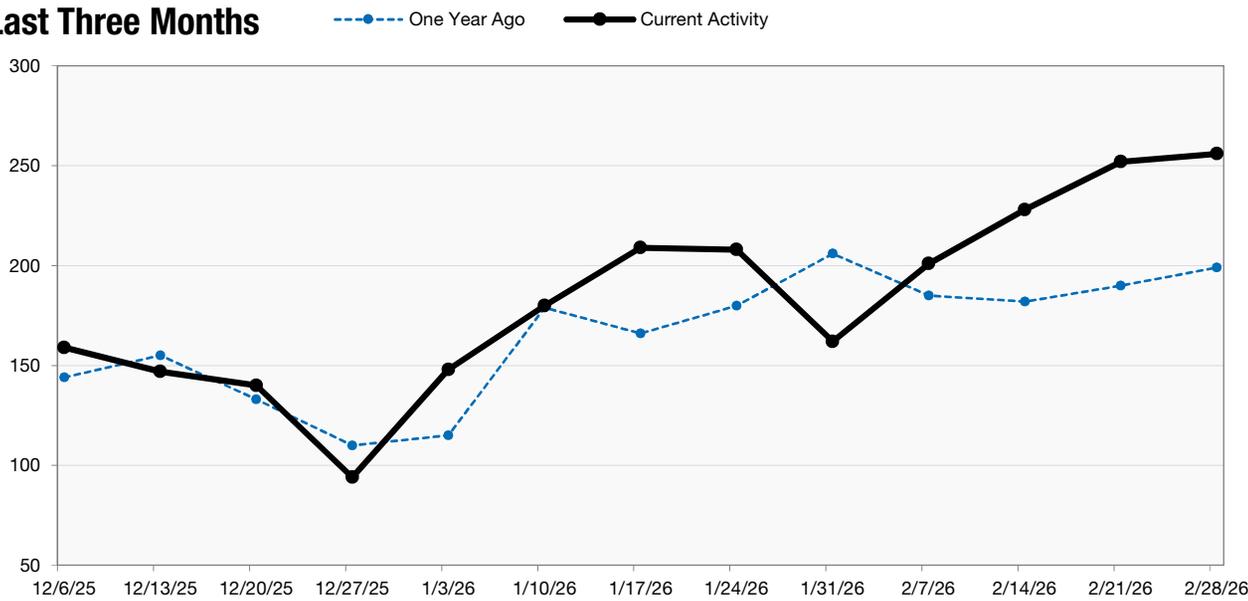
Historical New Listing Activity



Pending Sales

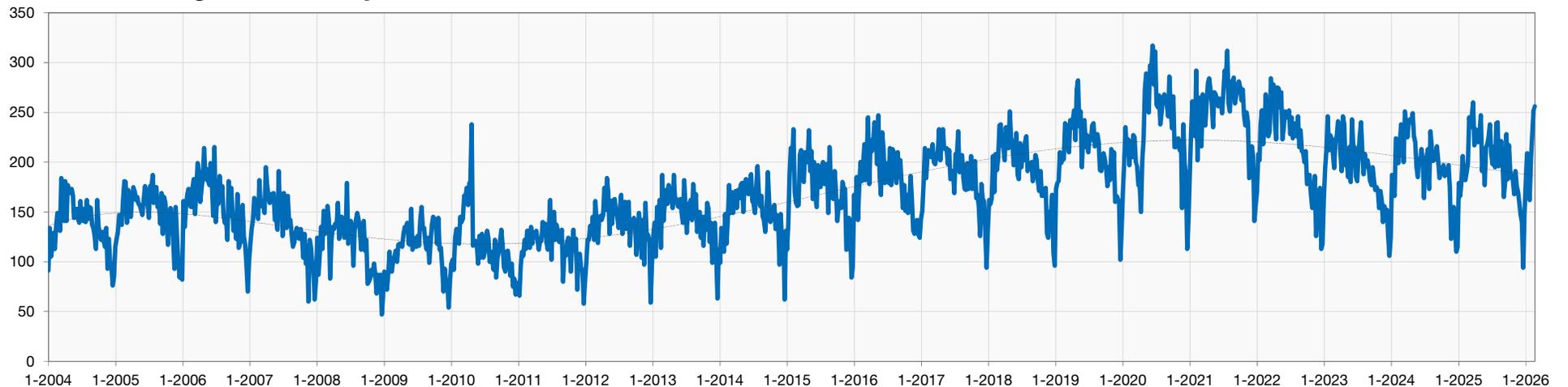
A count of the properties that have offers accepted on them in a given week.

Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / - |
|----------------------|------------------|--------------|----------------|
| 12/6/2025 | 159 | 144 | + 10.4% |
| 12/13/2025 | 147 | 155 | - 5.2% |
| 12/20/2025 | 140 | 133 | + 5.3% |
| 12/27/2025 | 94 | 110 | - 14.5% |
| 1/3/2026 | 148 | 115 | + 28.7% |
| 1/10/2026 | 180 | 179 | + 0.6% |
| 1/17/2026 | 209 | 166 | + 25.9% |
| 1/24/2026 | 208 | 180 | + 15.6% |
| 1/31/2026 | 162 | 206 | - 21.4% |
| 2/7/2026 | 201 | 185 | + 8.6% |
| 2/14/2026 | 228 | 182 | + 25.3% |
| 2/21/2026 | 252 | 190 | + 32.6% |
| 2/28/2026 | 256 | 199 | + 28.6% |
| 3-Month Total | 2,384 | 2,144 | + 11.2% |

Historical Pending Sales Activity

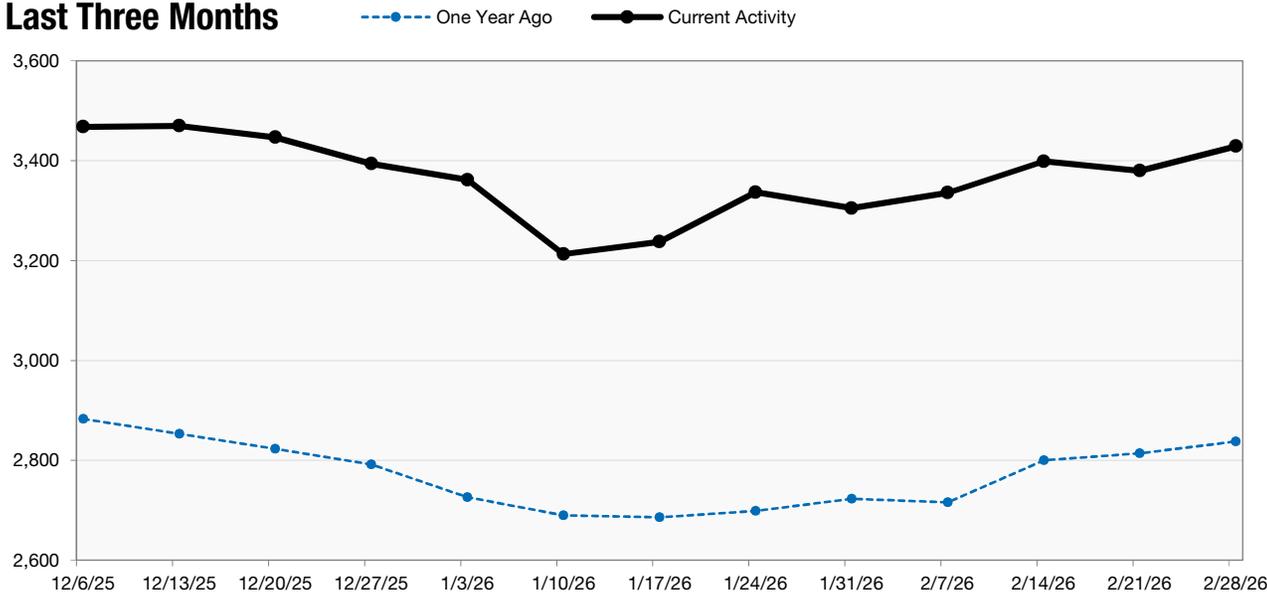


Inventory of Homes for Sale

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 | + / - |
|---------------------|------------------|--------------|----------------|
| 12/6/2025 | 3,468 | 2,883 | + 20.3% |
| 12/13/2025 | 3,470 | 2,853 | + 21.6% |
| 12/20/2025 | 3,447 | 2,823 | + 22.1% |
| 12/27/2025 | 3,394 | 2,792 | + 21.6% |
| 1/3/2026 | 3,362 | 2,726 | + 23.3% |
| 1/10/2026 | 3,213 | 2,690 | + 19.4% |
| 1/17/2026 | 3,238 | 2,686 | + 20.6% |
| 1/24/2026 | 3,337 | 2,699 | + 23.6% |
| 1/31/2026 | 3,305 | 2,723 | + 21.4% |
| 2/7/2026 | 3,336 | 2,716 | + 22.8% |
| 2/14/2026 | 3,399 | 2,800 | + 21.4% |
| 2/21/2026 | 3,380 | 2,814 | + 20.1% |
| 2/28/2026 | 3,429 | 2,838 | + 20.8% |
| 3-Month Avg | 3,368 | 2,773 | + 21.5% |

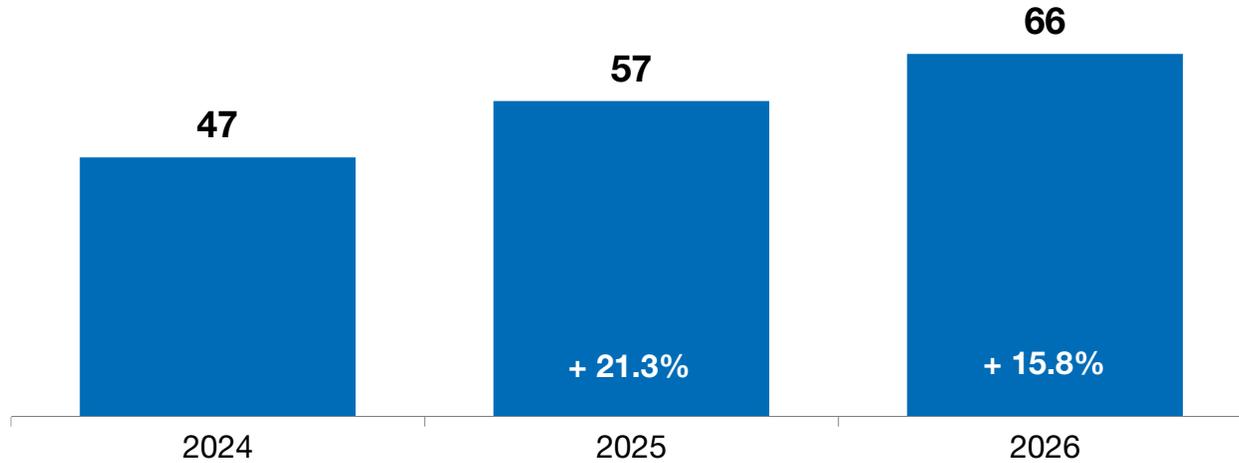
Historical Inventory Activity



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.

February



| Month | Current Activity | One Year Previous | + / - |
|----------------------|------------------|-------------------|----------------|
| 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 | 48 | 44 | + 9.1% |
| December 2025 | 58 | 50 | + 16.0% |
| January 2026 | 63 | 56 | + 12.5% |
| February 2026 | 66 | 57 | + 15.8% |
| 12-Month Avg | 51 | 44 | + 15.9% |

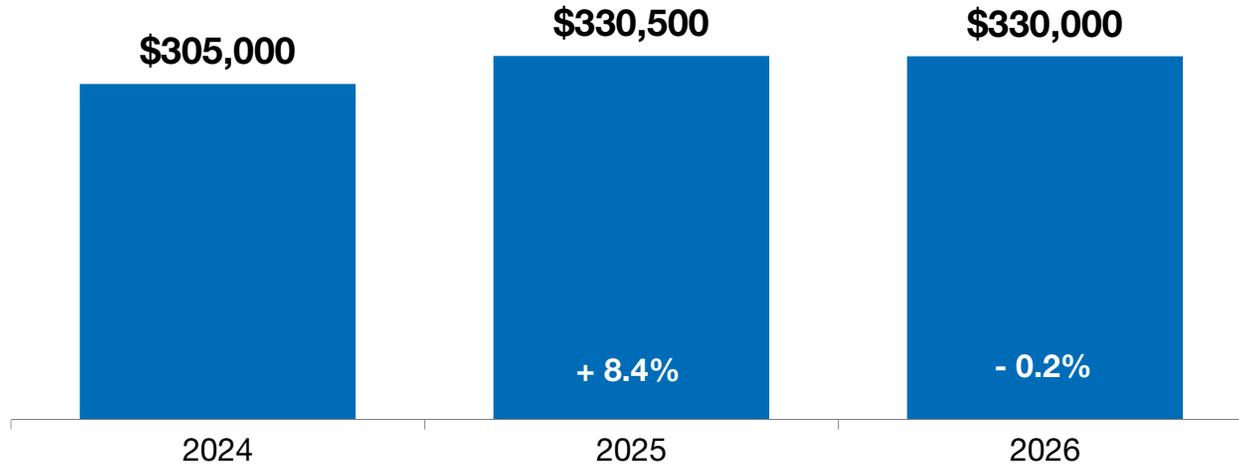
Historical Days on Market Until Sale



Median Sales Price

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

February



| Month | Current Activity | One Year Previous | + / - |
|----------------------|------------------|-------------------|---------------|
| 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% |
| January 2026 | \$330,000 | \$325,000 | + 1.5% |
| February 2026 | \$330,000 | \$330,500 | - 0.2% |
| 12-Month Avg | \$339,180 | \$332,000 | + 2.2% |

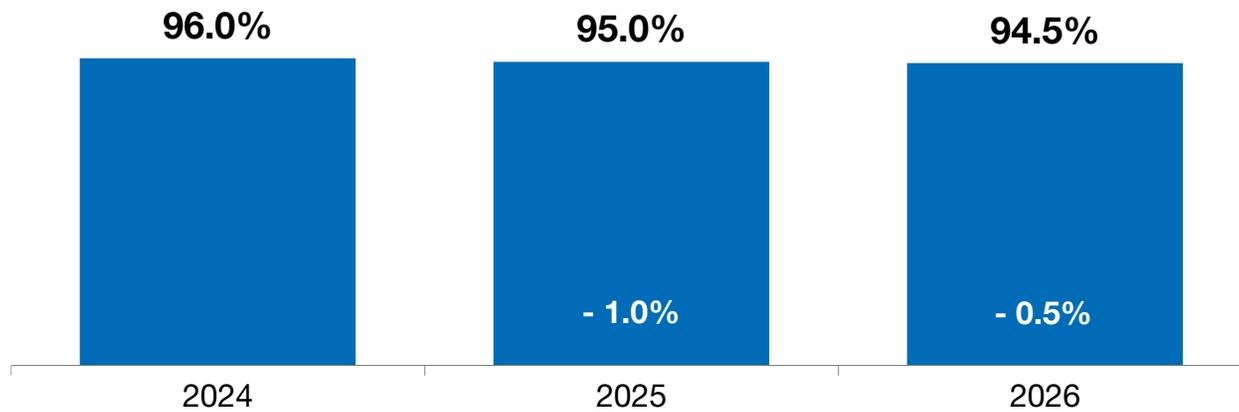
Historical Median Sales Price



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.

February



| Month | Current Activity | One Year Previous | + / - |
|----------------------|------------------|-------------------|---------------|
| 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% |
| January 2026 | 94.0% | 94.2% | - 0.2% |
| February 2026 | 94.5% | 95.0% | - 0.5% |
| 12-Month Avg | 95.4% | 96.0% | - 0.6% |

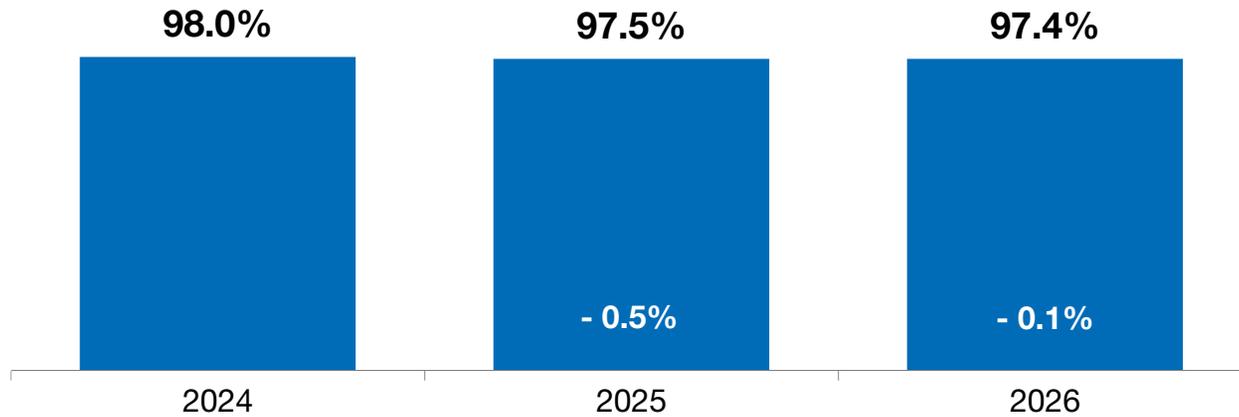
Historical Percent of Original List Price Received



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.

February



| Month | Current Activity | One Year Previous | + / - |
|----------------------|------------------|-------------------|---------------|
| 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% |
| February 2026 | 97.4% | 97.5% | - 0.1% |
| 12-Month Avg | 97.8% | 98.1% | - 0.3% |

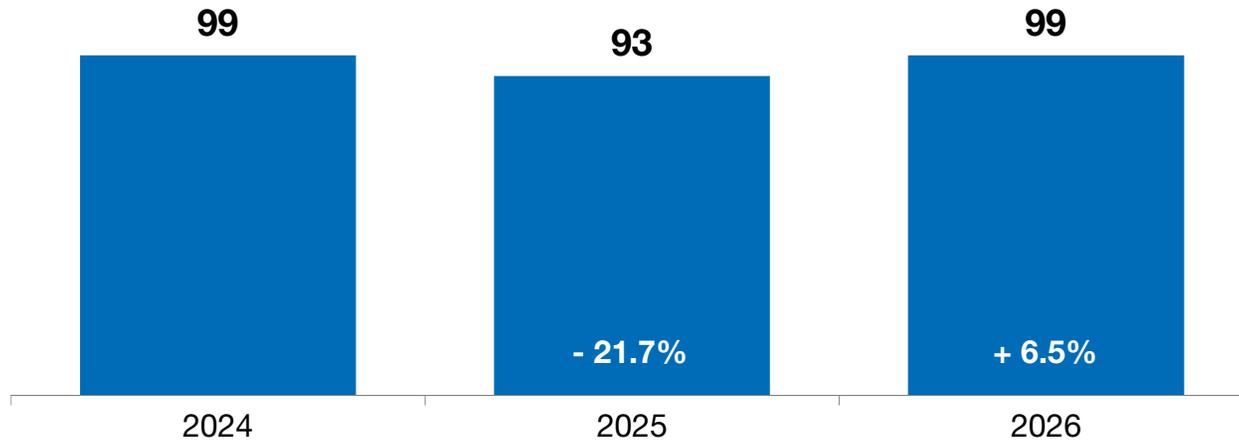
Historical Percent of Last List Price Received



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.**

February



| Month | Current Activity | One Year Previous | + / - |
|----------------------|------------------|-------------------|---------------|
| 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% |
| February 2026 | 99 | 93 | + 6.5% |
| 12-Month Avg | 93 | 92 | + 1.1% |

Historical Housing Affordability Index



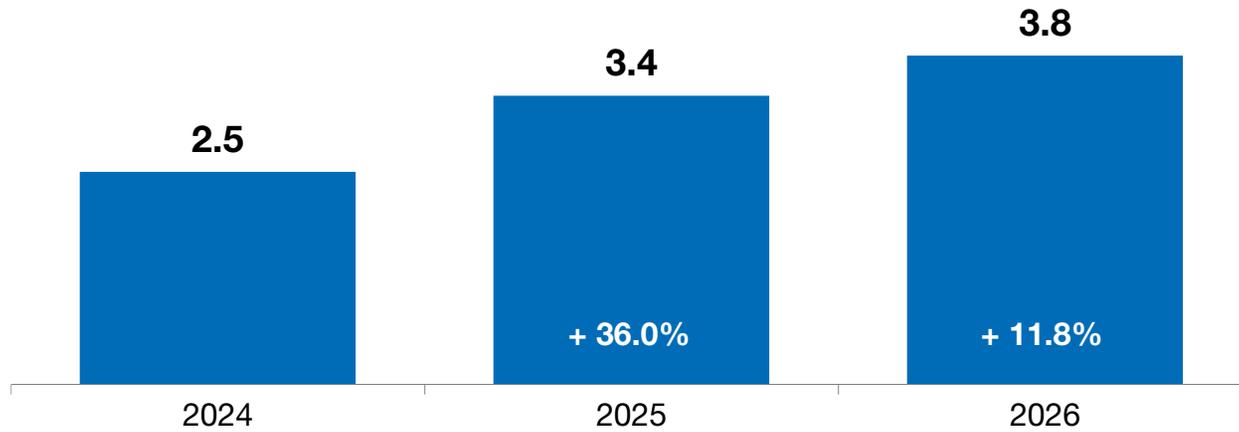
Months Supply of Inventory

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.



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February



| Month | Current Activity | One Year Previous | + / - |
|----------------------|------------------|-------------------|----------------|
| 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% |
| February 2026 | 3.8 | 3.4 | + 11.8% |
| 12-Month Avg | 3.8 | 3.1 | + 22.6% |

Historical Months Supply of Inventory

