

# Weekly Market Activity Report



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REALTORS®

## For Week Ending March 28, 2026

Data current as of April 6, 2026

Nationally, the best time to sell a home this year is the week of April 12–18, according to recent data from Realtor.com. An analysis of seasonal trends from 2018 to 2025 (excluding 2020) shows that this period offers the most favorable conditions for sellers, including above-average sale prices, heightened buyer demand, a faster market pace, less competition, and fewer price reductions.

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

- New Listings increased 4.2% to 346
- Pending Sales increased 2.3% to 266
- Inventory increased 21.3% to 3,520

For the month of February:

- Median Sales Price decreased 0.5% to \$328,950
- Days on Market increased 14.0% to 65
- Percent of Original List Price Received decreased 0.4% to 94.6%
- Months Supply of Inventory increased 14.7% to 3.9

## Quick Facts

+ 4.2%

+ 2.3%

+ 21.3%

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

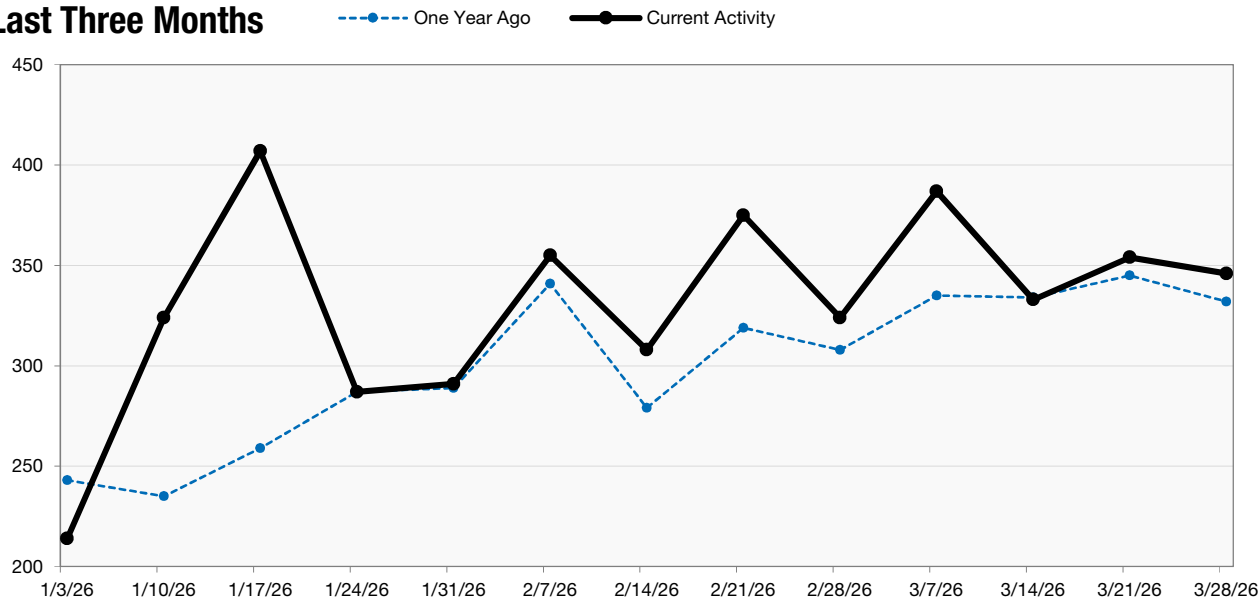
Days on Market Until Sale	5
Median Sales Price	6
Percent of Original List Price Received	7
Percent of Last List Price Received	8
Housing Affordability Index	9
Months Supply of Inventory	10



# New Listings

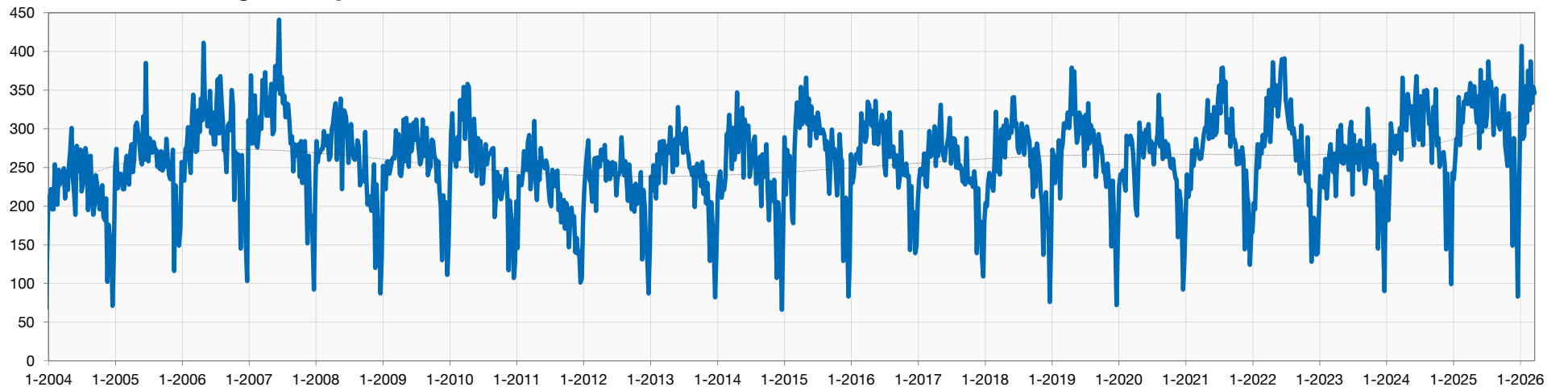
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/3/2026	214	243	- 11.9%
1/10/2026	324	235	+ 37.9%
1/17/2026	407	259	+ 57.1%
1/24/2026	287	287	0.0%
1/31/2026	291	289	+ 0.7%
2/7/2026	355	341	+ 4.1%
2/14/2026	308	279	+ 10.4%
2/21/2026	375	319	+ 17.6%
2/28/2026	324	308	+ 5.2%
3/7/2026	387	335	+ 15.5%
3/14/2026	333	334	- 0.3%
3/21/2026	354	345	+ 2.6%
<b>3/28/2026</b>	<b>346</b>	<b>332</b>	<b>+ 4.2%</b>
<b>3-Month Total</b>	<b>4,305</b>	<b>3,906</b>	<b>+ 10.2%</b>

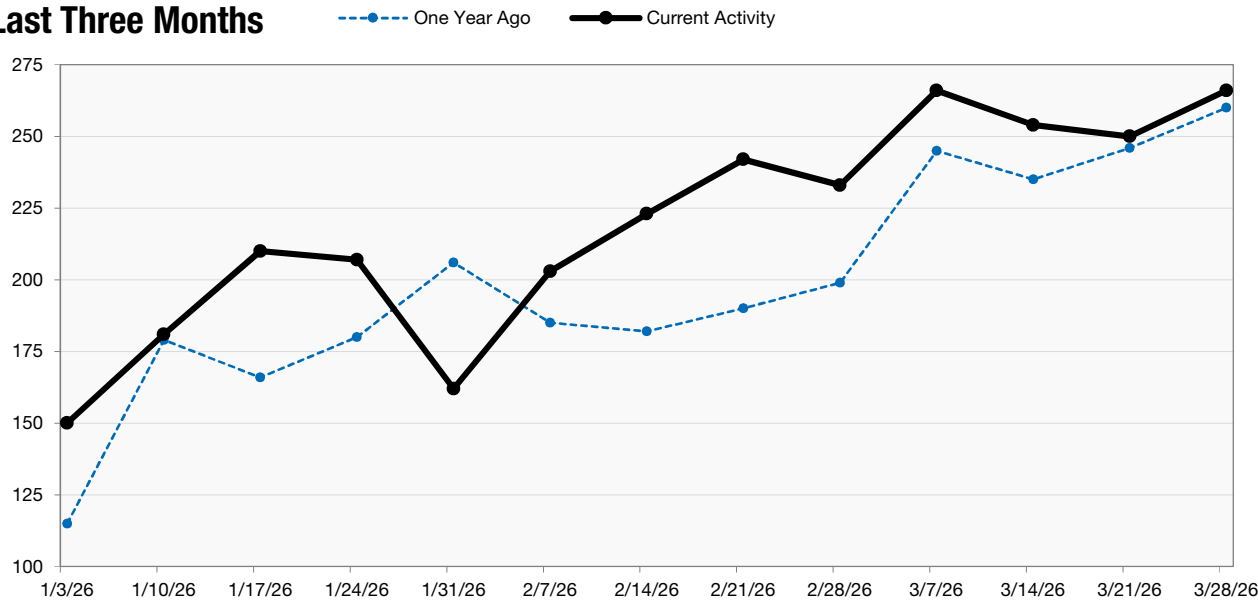
## Historical New Listing Activity



# Pending Sales

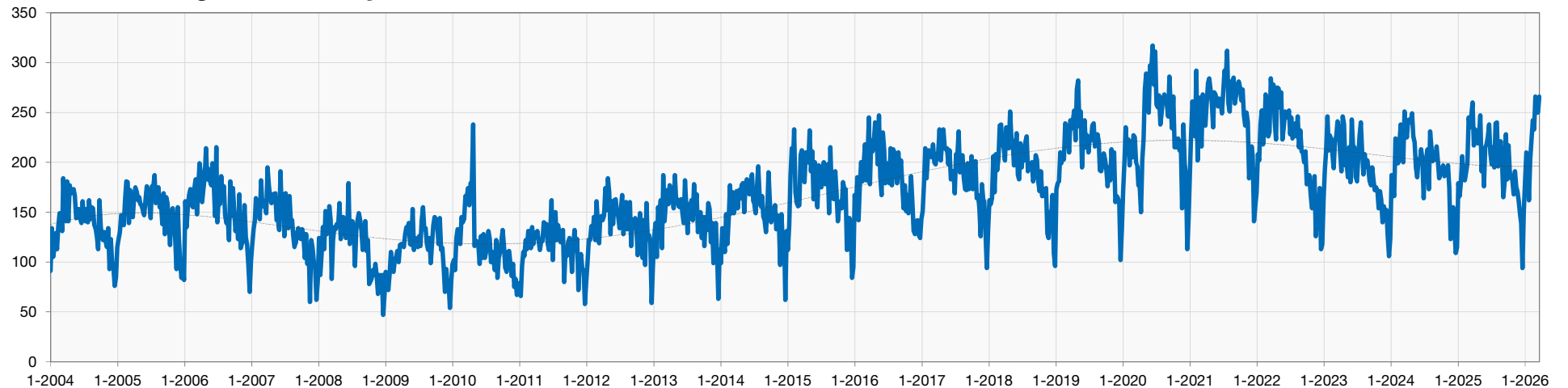
A count of the properties that have offers accepted on them in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/3/2026	150	115	+ 30.4%
1/10/2026	181	179	+ 1.1%
1/17/2026	210	166	+ 26.5%
1/24/2026	207	180	+ 15.0%
1/31/2026	162	206	- 21.4%
2/7/2026	203	185	+ 9.7%
2/14/2026	223	182	+ 22.5%
2/21/2026	242	190	+ 27.4%
2/28/2026	233	199	+ 17.1%
3/7/2026	266	245	+ 8.6%
3/14/2026	254	235	+ 8.1%
3/21/2026	250	246	+ 1.6%
<b>3/28/2026</b>	<b>266</b>	<b>260</b>	<b>+ 2.3%</b>
<b>3-Month Total</b>	<b>2,847</b>	<b>2,588</b>	<b>+ 10.0%</b>

## Historical Pending Sales Activity



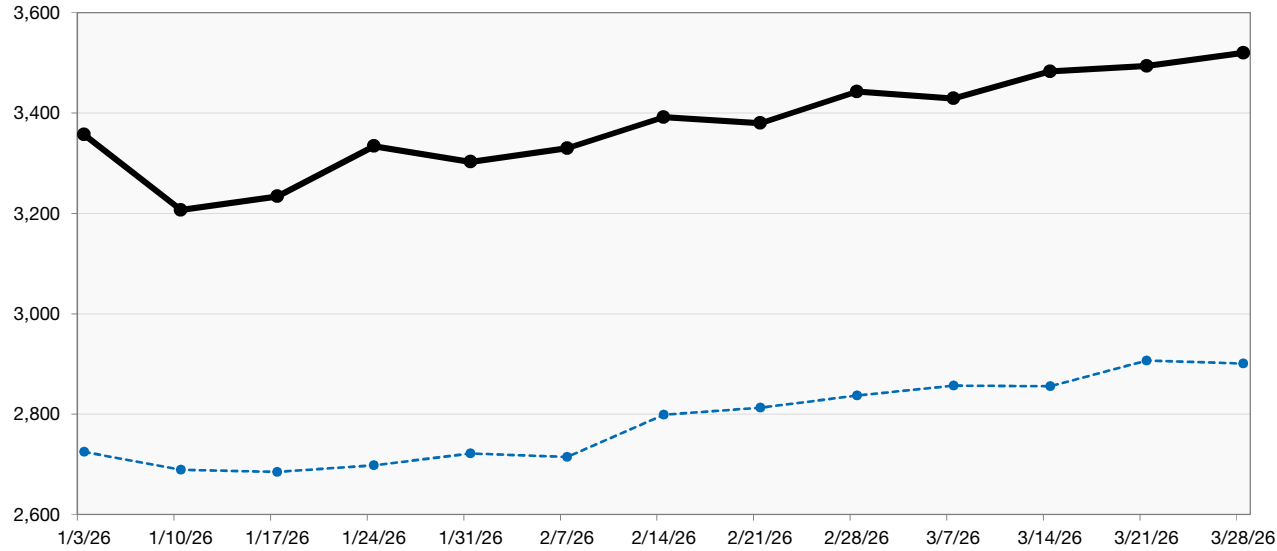
# Inventory of Homes for Sale

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	+ / -
1/3/2026	3,357	2,725	+ 23.2%
1/10/2026	3,207	2,689	+ 19.3%
1/17/2026	3,234	2,685	+ 20.4%
1/24/2026	3,334	2,698	+ 23.6%
1/31/2026	3,303	2,722	+ 21.3%
2/7/2026	3,330	2,715	+ 22.7%
2/14/2026	3,392	2,799	+ 21.2%
2/21/2026	3,380	2,813	+ 20.2%
2/28/2026	3,443	2,837	+ 21.4%
3/7/2026	3,429	2,857	+ 20.0%
3/14/2026	3,483	2,856	+ 22.0%
3/21/2026	3,494	2,907	+ 20.2%
<b>3/28/2026</b>	<b>3,520</b>	<b>2,901</b>	<b>+ 21.3%</b>
<b>3-Month Avg</b>	<b>3,377</b>	<b>2,785</b>	<b>+ 21.3%</b>

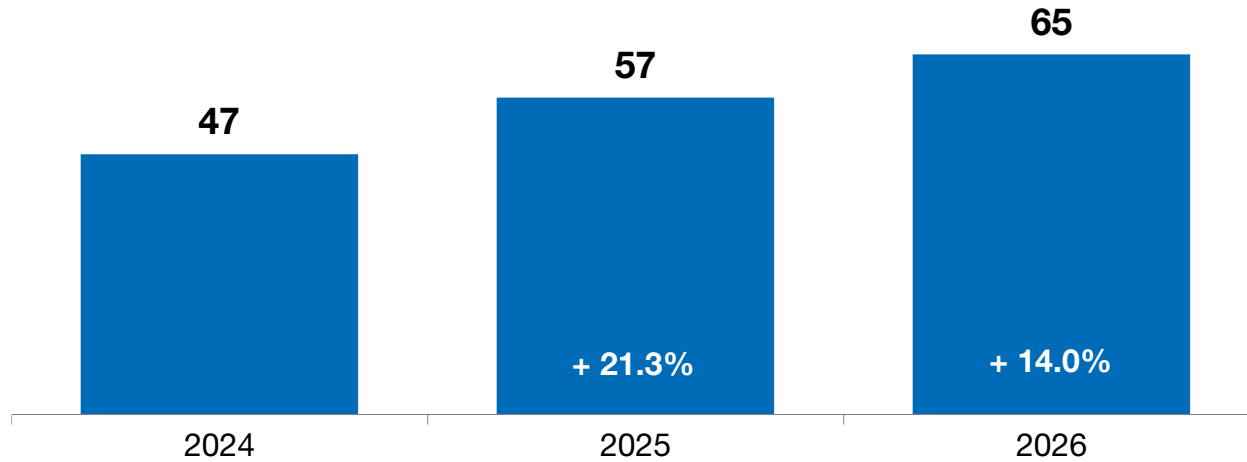
## Historical Inventory Activity



# 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%
<b>February 2026</b>	<b>65</b>	<b>57</b>	<b>+ 14.0%</b>
12-Month Avg	51	44	+ 15.9%

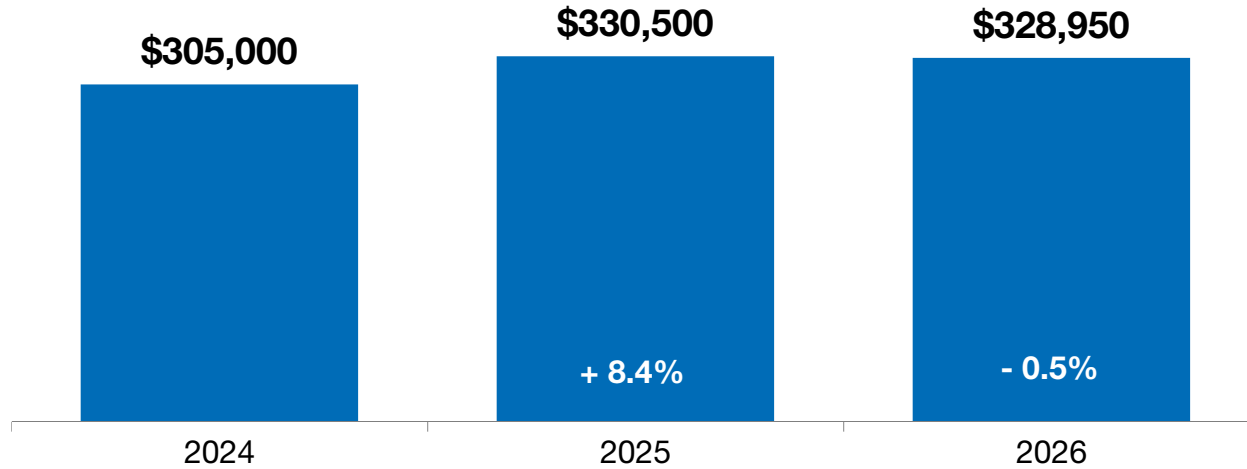
## Historical Days on Market Until Sale



# Median Sales Price

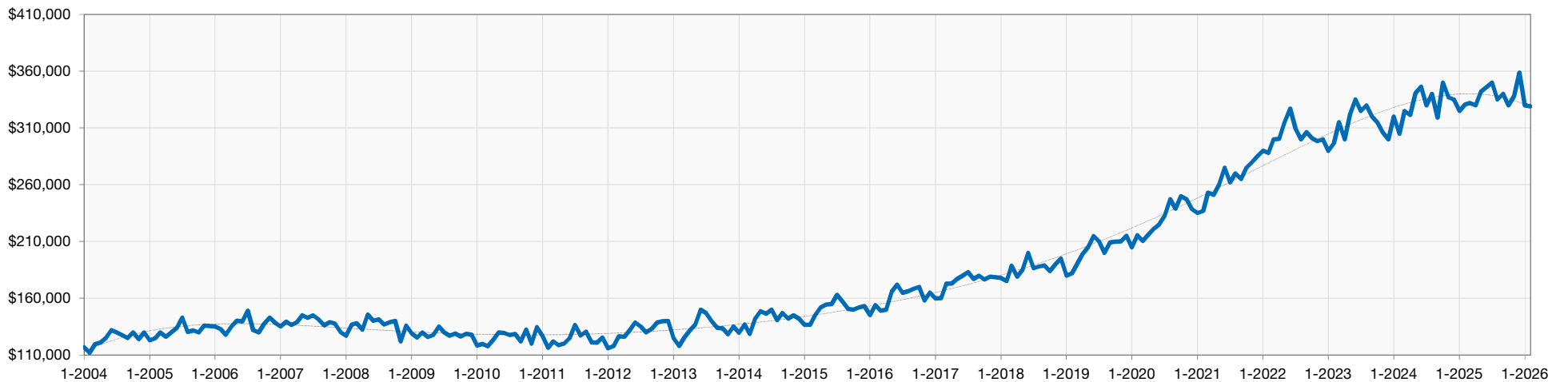
Median price point for all closed sales, not accounting for seller concessions, in a given month.

## 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	\$337,950	\$337,000	+ 0.3%
December 2025	\$358,800	\$335,000	+ 7.1%
January 2026	\$330,000	\$325,000	+ 1.5%
<b>February 2026</b>	<b>\$328,950</b>	<b>\$330,500</b>	<b>- 0.5%</b>
12-Month Avg	\$339,000	\$332,000	+ 2.1%

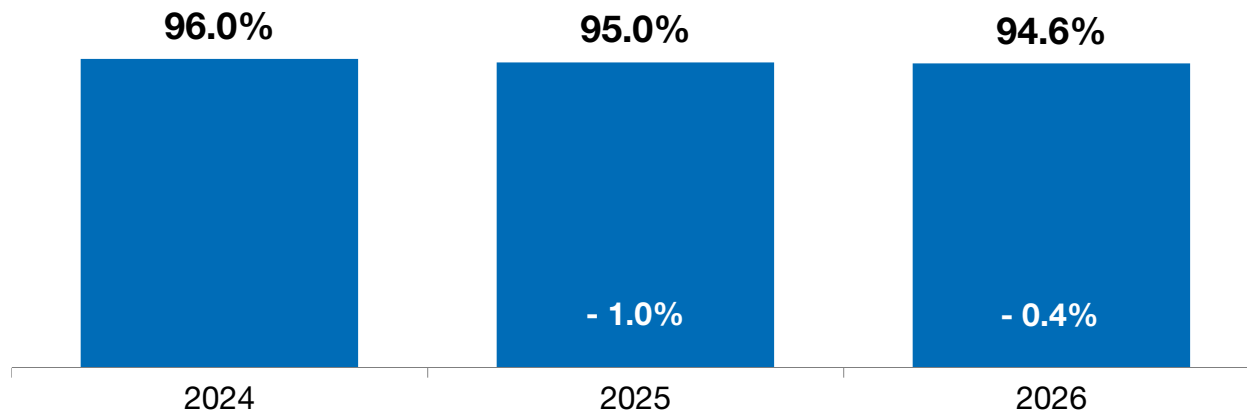
## Historical Median Sales Price



# 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	95.5%	95.5%	0.0%
November 2025	94.8%	95.2%	- 0.4%
December 2025	94.2%	94.9%	- 0.7%
January 2026	94.0%	94.2%	- 0.2%
<b>February 2026</b>	<b>94.6%</b>	<b>95.0%</b>	<b>- 0.4%</b>
12-Month Avg	95.4%	96.0%	- 0.6%

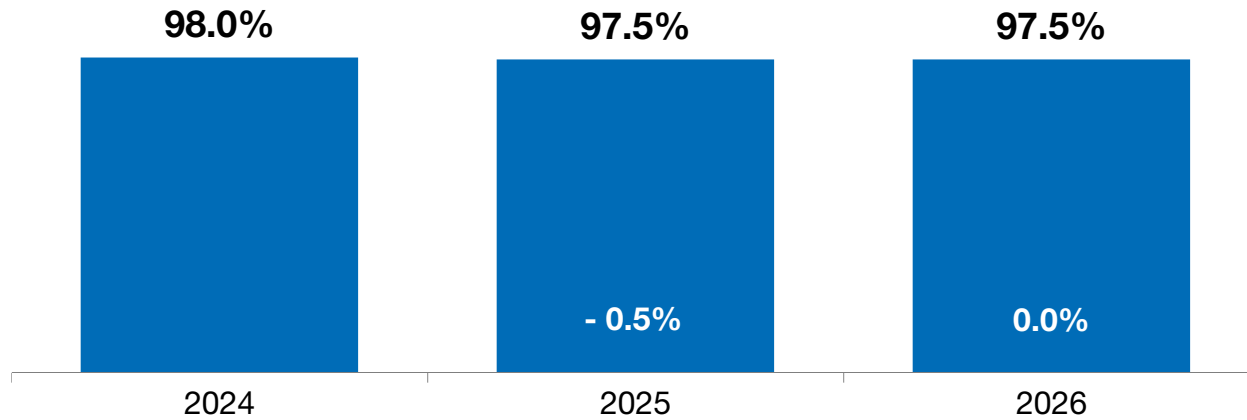
## Historical Percent of Original List Price Received



# 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%
<b>February 2026</b>	<b>97.5%</b>	<b>97.5%</b>	<b>0.0%</b>
12-Month Avg	97.8%	98.1%	- 0.3%

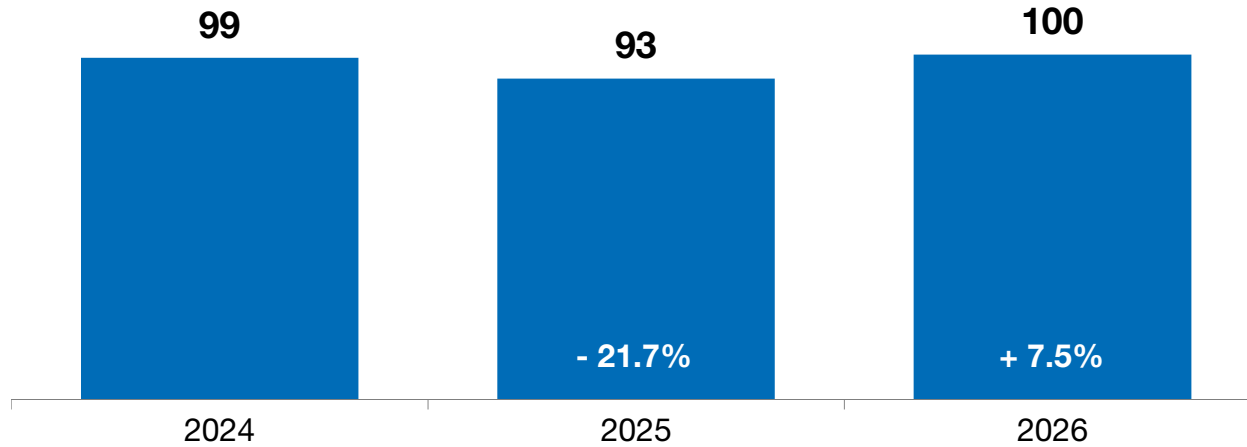
## Historical Percent of Last List Price Received



# Housing Affordability Index

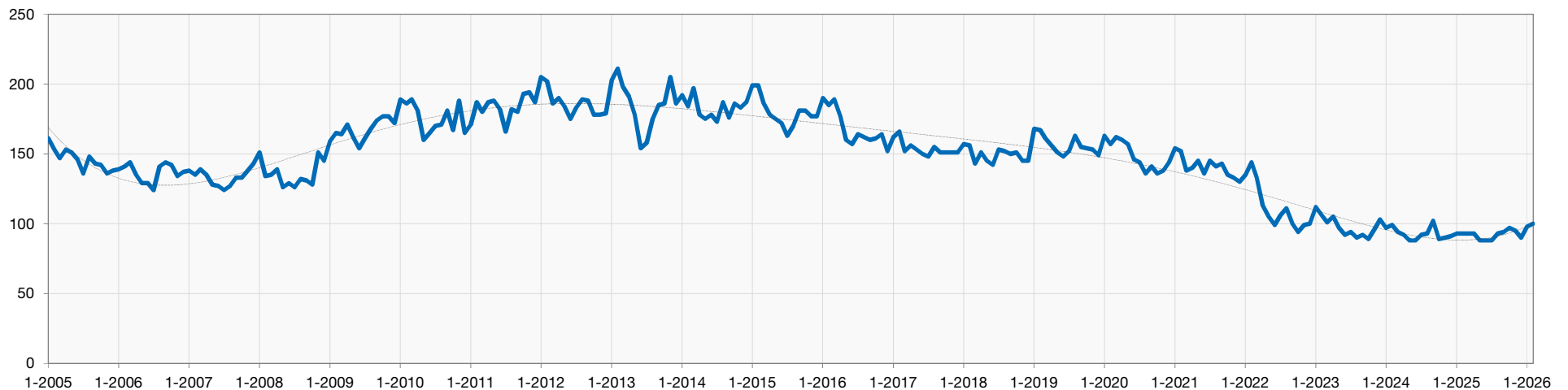
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## 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%
<b>February 2026</b>	<b>100</b>	<b>93</b>	<b>+ 7.5%</b>
12-Month Avg	93	92	+ 1.1%

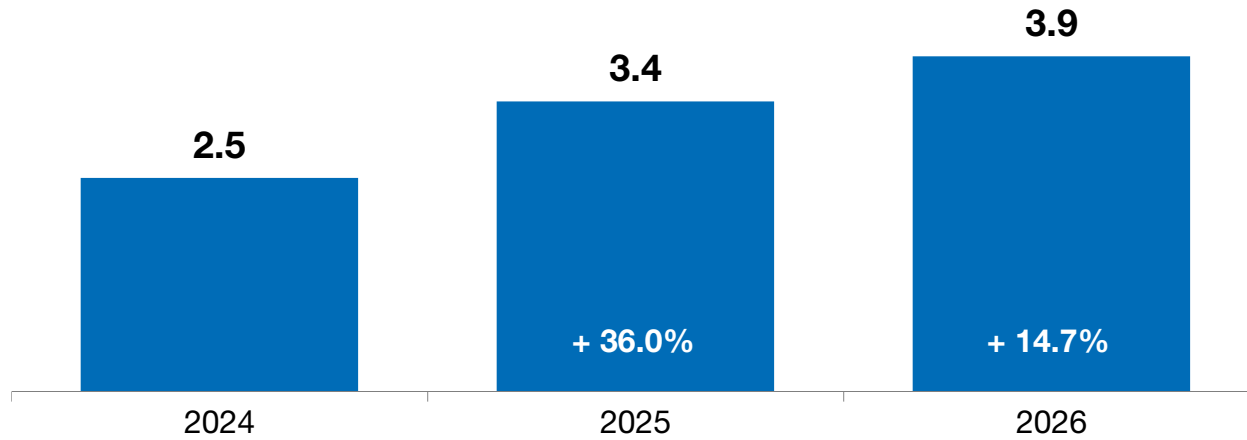
## Historical Housing Affordability Index



# 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.

## 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%
<b>February 2026</b>	<b>3.9</b>	<b>3.4</b>	<b>+ 14.7%</b>
12-Month Avg	3.8	3.1	+ 22.6%

## Historical Months Supply of Inventory

