

# Weekly Market Activity Report



GREATER  
CHATTANOOGA  
REALTORS®

## For Week Ending April 4, 2026

Data current as of April 13, 2026

Builder confidence for newly built single-family homes ticked up one point to 38 in March, according to the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI). 37% of builders reported cutting prices, up from 36% in February, while the average price reduction held steady at 6%.

In the Chattanooga region, for the week ending April 4:

- New Listings increased 26.8% to 431
- Pending Sales increased 14.3% to 248
- Inventory increased 23.7% to 3,561

For the month of March:

- Median Sales Price increased 2.4% to \$340,000
- Days on Market increased 28.0% to 64
- Percent of Original List Price Received decreased 1.4% to 94.9%
- Months Supply of Inventory increased 17.6% to 4.0

## Quick Facts

**+ 26.8%**

Change in  
New Listings

**+ 14.3%**

Change in  
Pending Sales

**+ 23.7%**

Change in  
Inventory

### Metrics by Week

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

### Metrics by Month

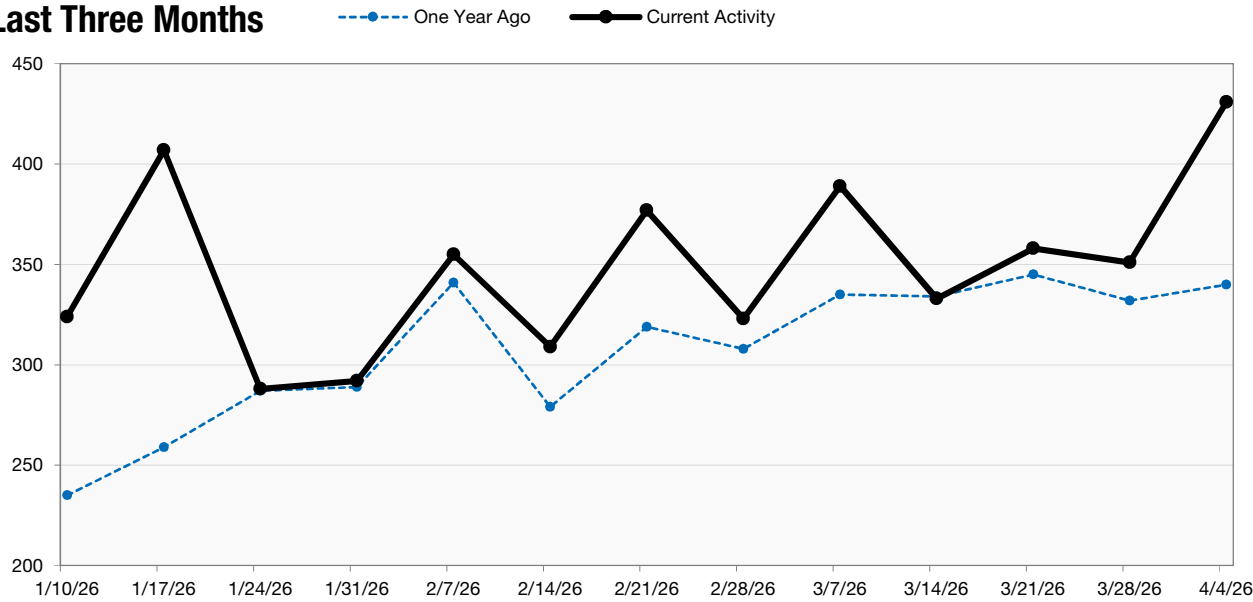
Days on Market Until Sale	5
Median Sales Price	6
Percent of Original List Price Received	7
Percent of Last List Price Received	8
Housing Affordability Index	9
Months Supply of Inventory	10



# New Listings

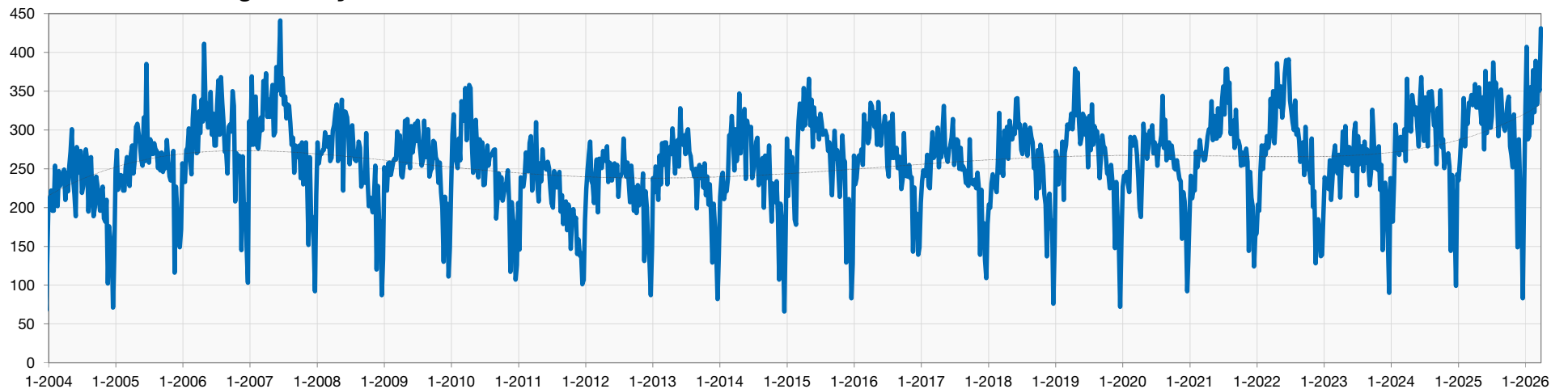
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/10/2026	324	235	+ 37.9%
1/17/2026	407	259	+ 57.1%
1/24/2026	288	287	+ 0.3%
1/31/2026	292	289	+ 1.0%
2/7/2026	355	341	+ 4.1%
2/14/2026	309	279	+ 10.8%
2/21/2026	377	319	+ 18.2%
2/28/2026	323	308	+ 4.9%
3/7/2026	389	335	+ 16.1%
3/14/2026	333	334	- 0.3%
3/21/2026	358	345	+ 3.8%
3/28/2026	351	332	+ 5.7%
<b>4/4/2026</b>	<b>431</b>	<b>340</b>	<b>+ 26.8%</b>
<b>3-Month Total</b>	<b>4,537</b>	<b>4,003</b>	<b>+ 13.3%</b>

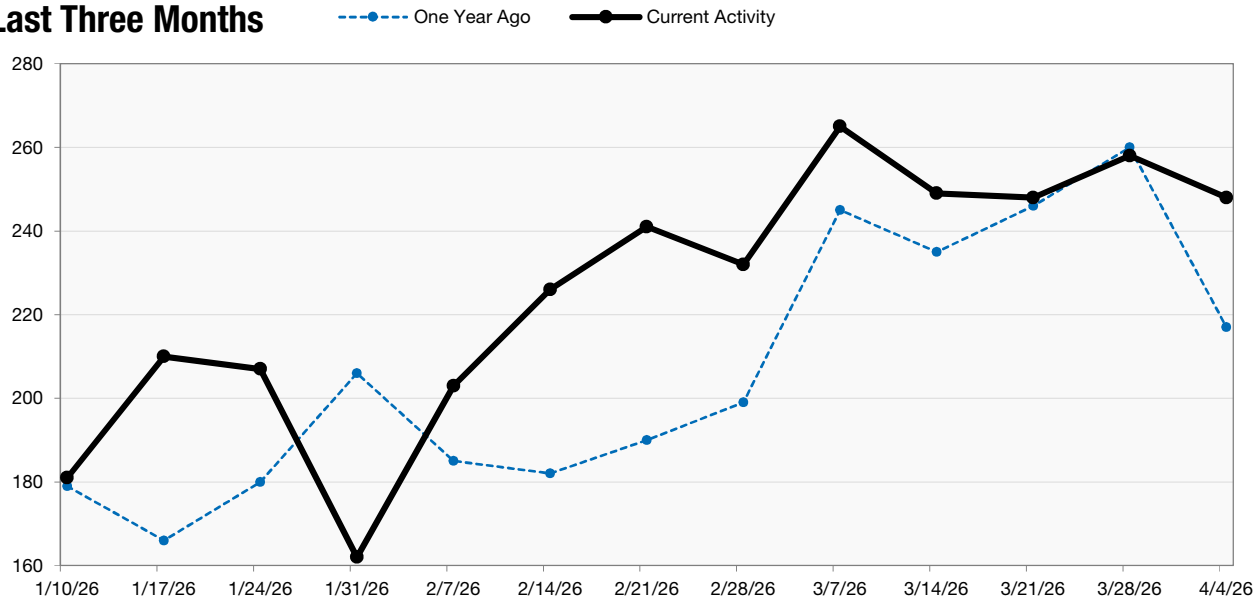
## Historical New Listing Activity



# Pending Sales

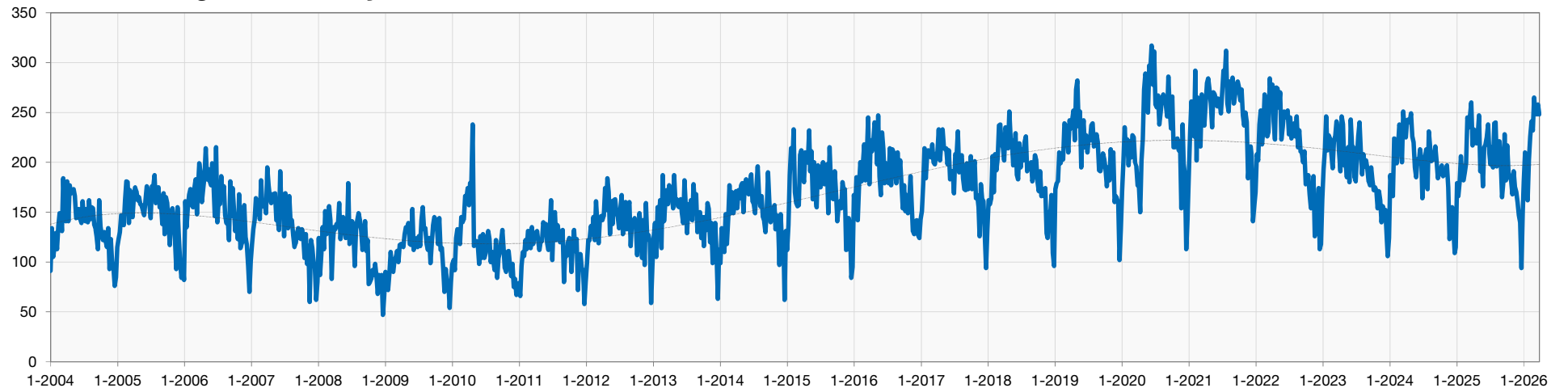
A count of the properties that have offers accepted on them in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
1/10/2026	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	226	182	+ 24.2%
2/21/2026	241	190	+ 26.8%
2/28/2026	232	199	+ 16.6%
3/7/2026	265	245	+ 8.2%
3/14/2026	249	235	+ 6.0%
3/21/2026	248	246	+ 0.8%
3/28/2026	258	260	- 0.8%
<b>4/4/2026</b>	<b>248</b>	<b>217</b>	<b>+ 14.3%</b>
<b>3-Month Total</b>	<b>2,930</b>	<b>2,690</b>	<b>+ 8.9%</b>

## Historical Pending Sales Activity



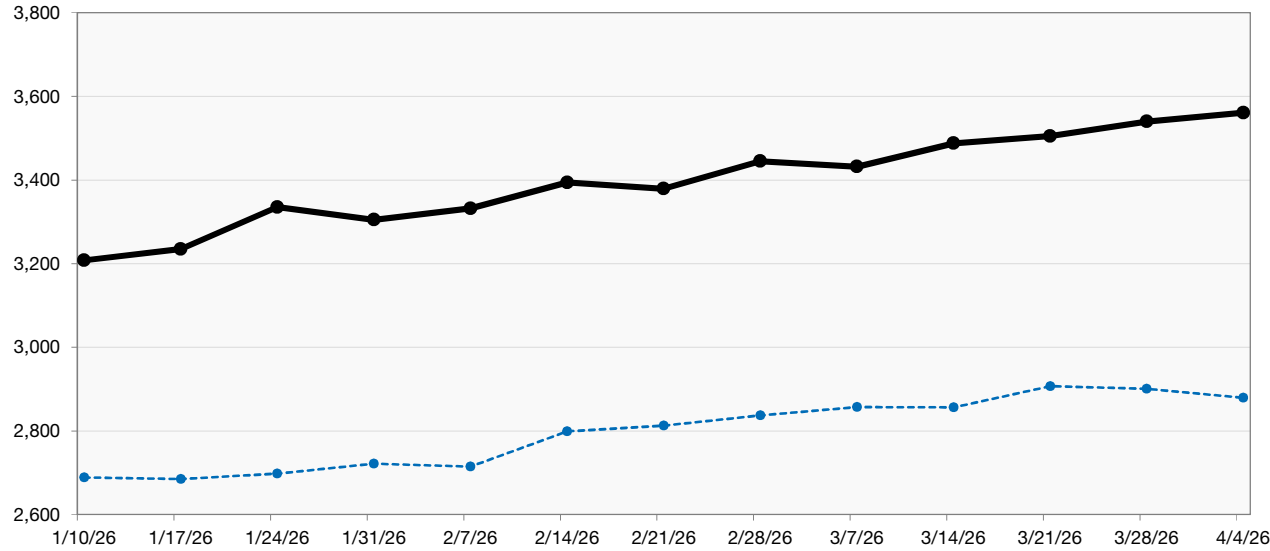
# Inventory of Homes for Sale

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	+ / -
1/10/2026	3,208	2,689	+ 19.3%
1/17/2026	3,235	2,685	+ 20.5%
1/24/2026	3,335	2,698	+ 23.6%
1/31/2026	3,305	2,722	+ 21.4%
2/7/2026	3,332	2,715	+ 22.7%
2/14/2026	3,394	2,799	+ 21.3%
2/21/2026	3,379	2,813	+ 20.1%
2/28/2026	3,445	2,837	+ 21.4%
3/7/2026	3,432	2,857	+ 20.1%
3/14/2026	3,488	2,856	+ 22.1%
3/21/2026	3,505	2,907	+ 20.6%
3/28/2026	3,540	2,901	+ 22.0%
<b>4/4/2026</b>	<b>3,561</b>	<b>2,879</b>	<b>+ 23.7%</b>
3-Month Avg	3,397	2,797	+ 21.5%

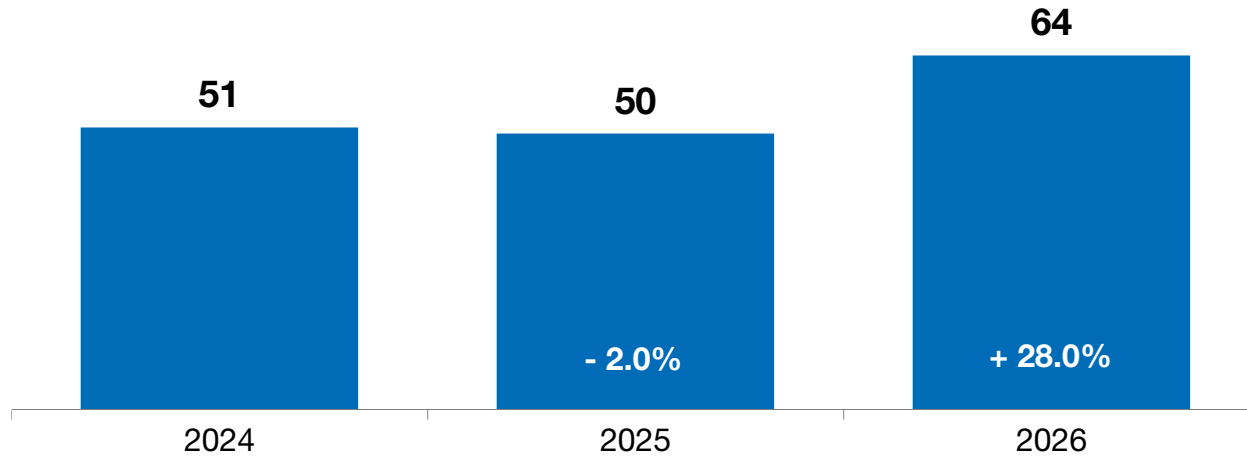
## Historical Inventory Activity



# 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.

## March



Month	Current Activity	One Year Previous	+ / -
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	65	57	+ 14.0%
<b>March 2026</b>	<b>64</b>	<b>50</b>	<b>+ 28.0%</b>
12-Month Avg	52	44	+ 18.2%

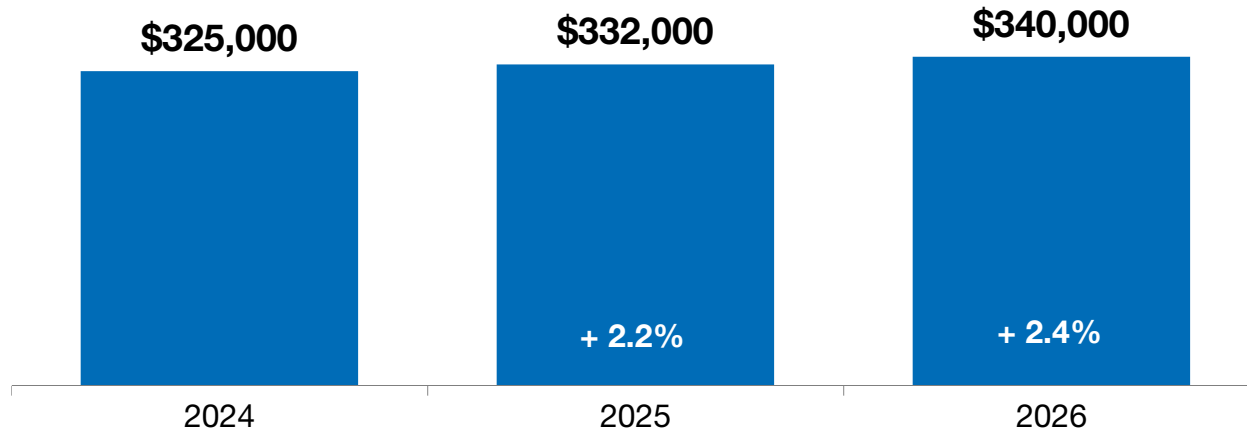
## Historical Days on Market Until Sale



# Median Sales Price

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

## March



Month	Current Activity	One Year Previous	+ / -
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	\$358,800	\$335,000	+ 7.1%
January 2026	\$330,000	\$325,000	+ 1.5%
February 2026	\$326,500	\$330,500	- 1.2%
<b>March 2026</b>	<b>\$340,000</b>	<b>\$332,000</b>	<b>+ 2.4%</b>
12-Month Avg	\$339,900	\$334,110	+ 1.7%

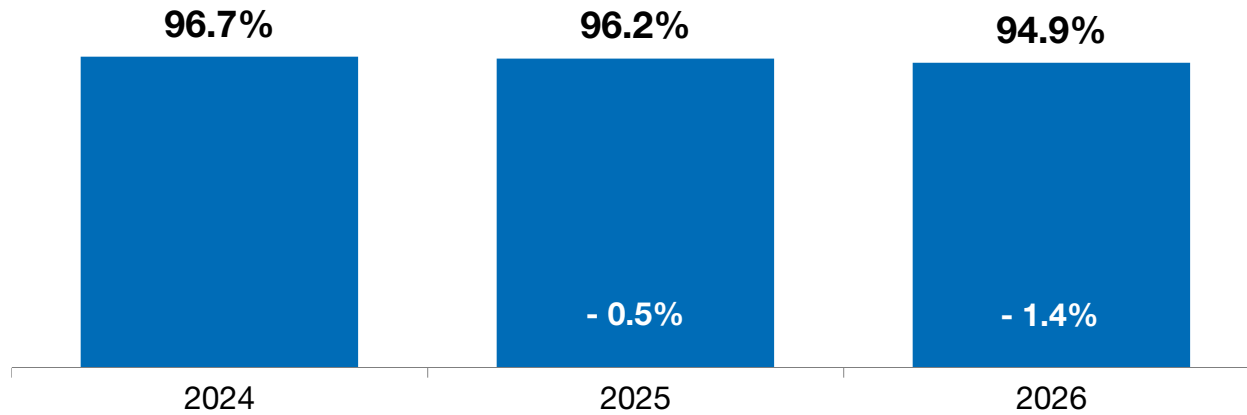
## Historical Median Sales Price



# 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.

## March



Month	Current Activity	One Year Previous	+ / -
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%
February 2026	94.6%	95.0%	- 0.4%
<b>March 2026</b>	<b>94.9%</b>	<b>96.2%</b>	<b>- 1.4%</b>
12-Month Avg	95.3%	95.9%	- 0.6%

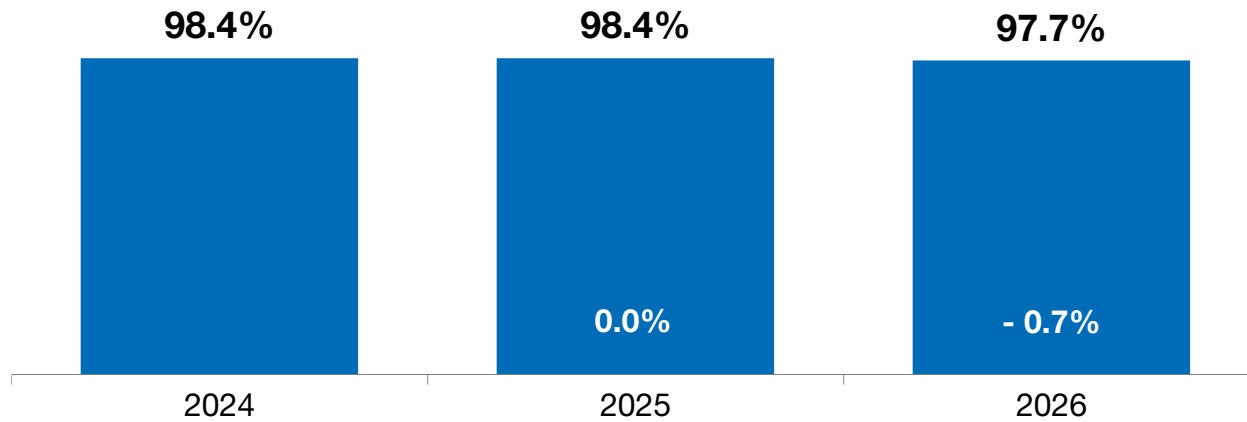
## Historical Percent of Original List Price Received



# 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.

## March



Month	Current Activity	One Year Previous	+ / -
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	97.5%	97.5%	0.0%
<b>March 2026</b>	<b>97.7%</b>	<b>98.4%</b>	<b>- 0.7%</b>
12-Month Avg	97.7%	98.1%	- 0.4%

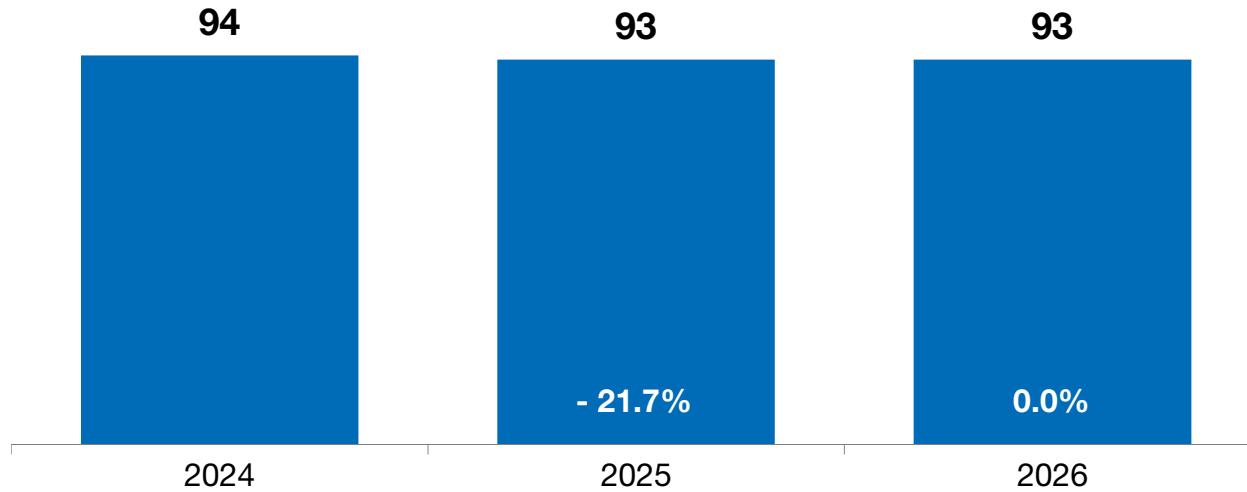
## Historical Percent of Last List Price Received



# 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.**

## March



Month	Current Activity	One Year Previous	+ / -
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	100	93	+ 7.5%
<b>March 2026</b>	<b>93</b>	<b>93</b>	<b>0.0%</b>
12-Month Avg	93	92	+ 1.1%

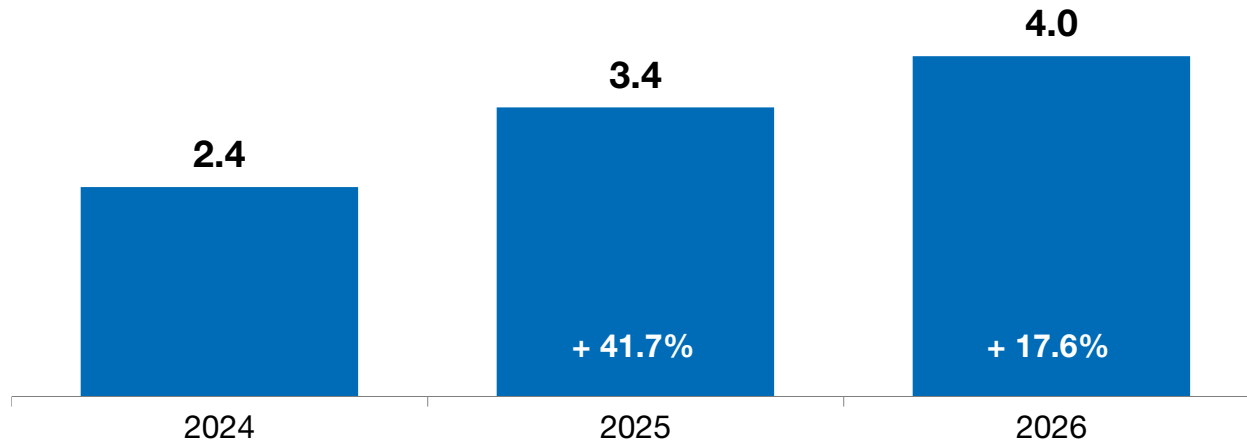
## Historical Housing Affordability Index



# 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.

## March



Month	Current Activity	One Year Previous	+ / -
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	3.9	3.4	+ 14.7%
<b>March 2026</b>	<b>4.0</b>	<b>3.4</b>	<b>+ 17.6%</b>
12-Month Avg	3.9	3.2	+ 21.9%

## Historical Months Supply of Inventory

