

Weekly Market Activity Report



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For Week Ending May 2, 2026

Data current as of May 11, 2026

A family earning the U.S. median income of \$104,200 needed to spend 34% of its income on the mortgage for a median-priced new home (\$405,300) in the fourth quarter of 2025, down from 35% in the third quarter, according to the National Association of Home Builders/Wells Fargo Cost of Housing Index.

In the Chattanooga region, for the week ending May 2:

- New Listings increased 11.0% to 395
- Pending Sales increased 26.3% to 288
- Inventory increased 27.5% to 3,858

For the month of April:

- Median Sales Price increased 3.0% to \$340,000
- Days on Market increased 17.4% to 54
- Percent of Original List Price Received decreased 0.8% to 95.6%
- Months Supply of Inventory increased 22.9% to 4.3

Quick Facts

+ 11.0%

Change in
New Listings

+ 26.3%

Change in
Pending Sales

+ 27.5%

Change in
Inventory

Metrics by Week

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

Metrics by Month

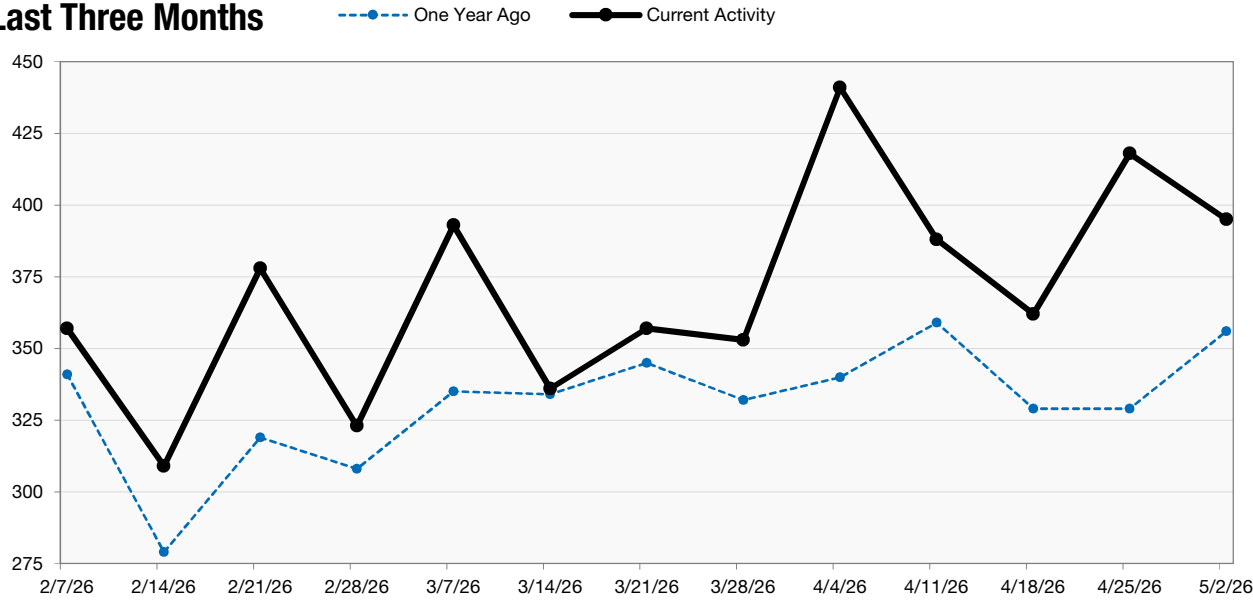
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New Listings

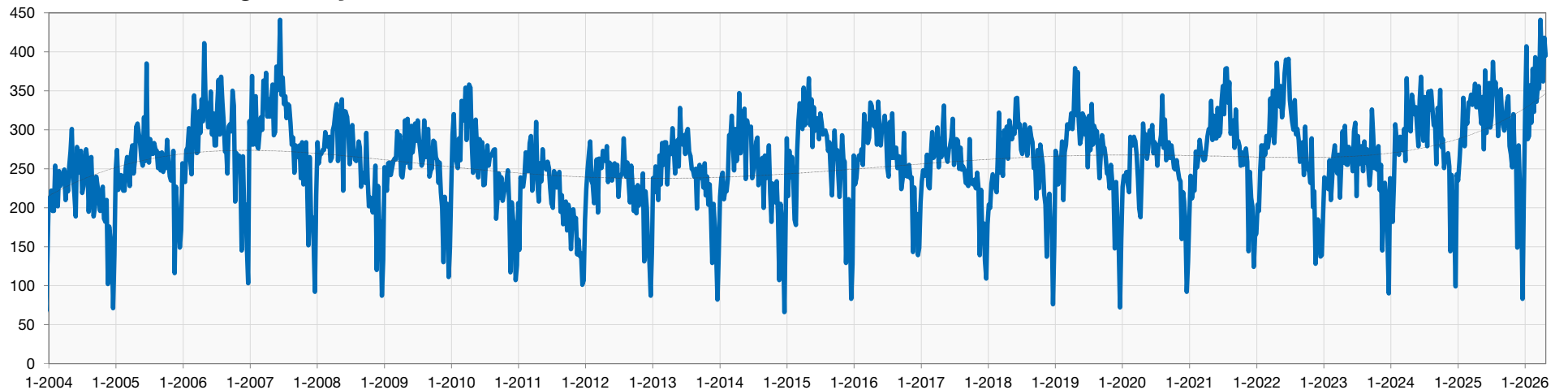
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/7/2026	357	341	+ 4.7%
2/14/2026	309	279	+ 10.8%
2/21/2026	378	319	+ 18.5%
2/28/2026	323	308	+ 4.9%
3/7/2026	393	335	+ 17.3%
3/14/2026	336	334	+ 0.6%
3/21/2026	357	345	+ 3.5%
3/28/2026	353	332	+ 6.3%
4/4/2026	441	340	+ 29.7%
4/11/2026	388	359	+ 8.1%
4/18/2026	362	329	+ 10.0%
4/25/2026	418	329	+ 27.1%
5/2/2026	395	356	+ 11.0%
3-Month Total	4,810	4,306	+ 11.7%

Historical New Listing Activity



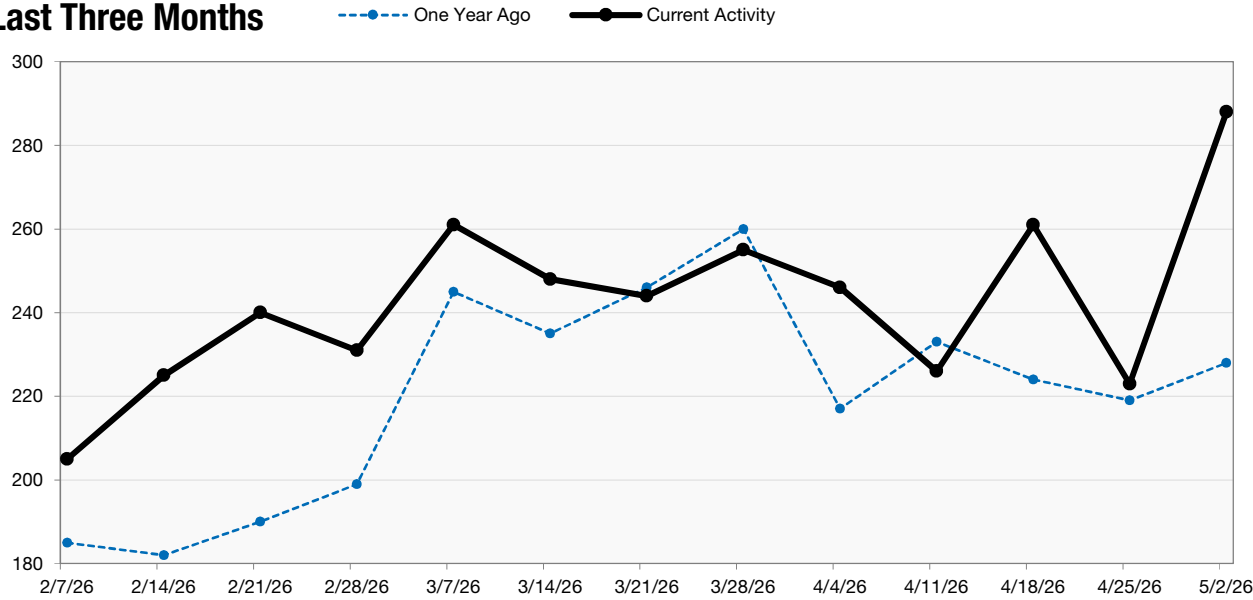
Pending Sales

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



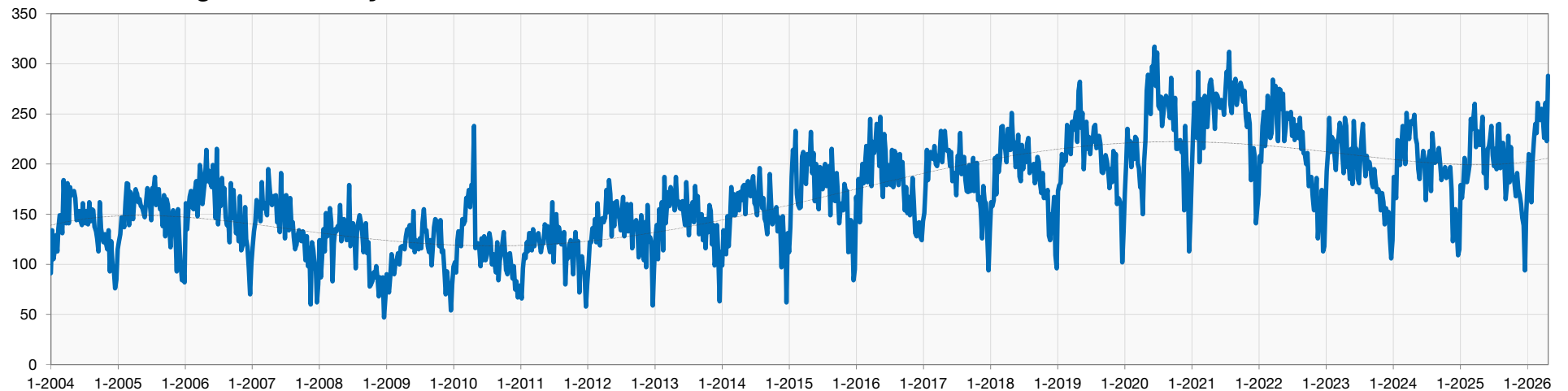
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Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/7/2026	205	185	+ 10.8%
2/14/2026	225	182	+ 23.6%
2/21/2026	240	190	+ 26.3%
2/28/2026	231	199	+ 16.1%
3/7/2026	261	245	+ 6.5%
3/14/2026	248	235	+ 5.5%
3/21/2026	244	246	- 0.8%
3/28/2026	255	260	- 1.9%
4/4/2026	246	217	+ 13.4%
4/11/2026	226	233	- 3.0%
4/18/2026	261	224	+ 16.5%
4/25/2026	223	219	+ 1.8%
5/2/2026	288	228	+ 26.3%
3-Month Total	3,153	2,863	+ 10.1%

Historical Pending Sales Activity

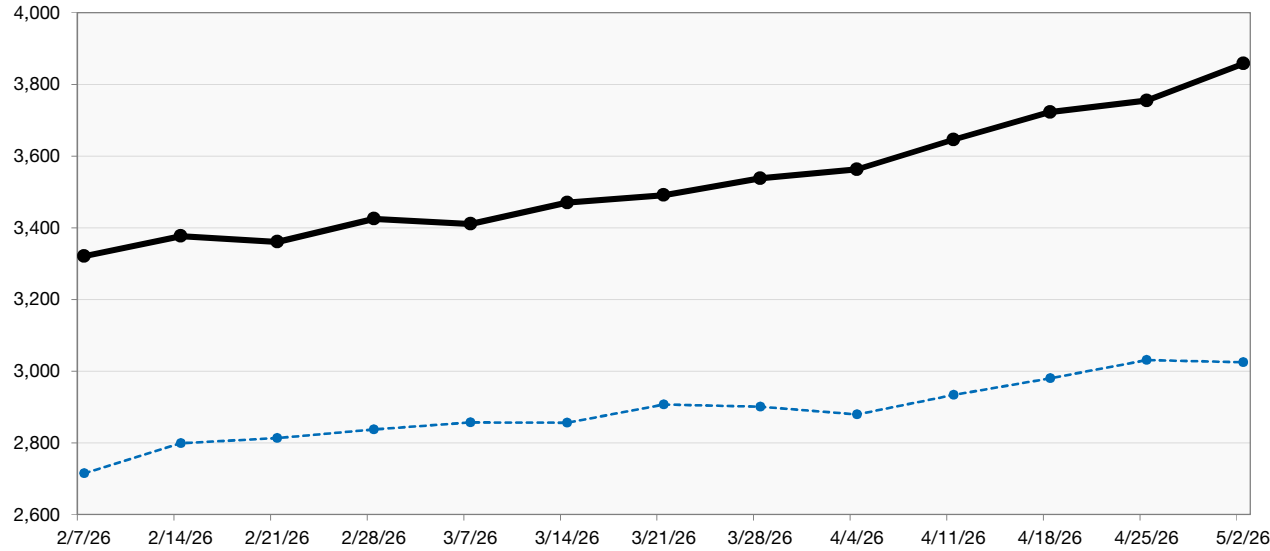


Inventory of Homes for Sale

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	+ / -
2/7/2026	3,321	2,715	+ 22.3%
2/14/2026	3,377	2,799	+ 20.7%
2/21/2026	3,361	2,813	+ 19.5%
2/28/2026	3,425	2,837	+ 20.7%
3/7/2026	3,411	2,857	+ 19.4%
3/14/2026	3,470	2,856	+ 21.5%
3/21/2026	3,491	2,907	+ 20.1%
3/28/2026	3,538	2,901	+ 22.0%
4/4/2026	3,563	2,879	+ 23.8%
4/11/2026	3,646	2,934	+ 24.3%
4/18/2026	3,723	2,980	+ 24.9%
4/25/2026	3,755	3,031	+ 23.9%
5/2/2026	3,858	3,025	+ 27.5%
3-Month Avg	3,534	2,887	+ 22.4%

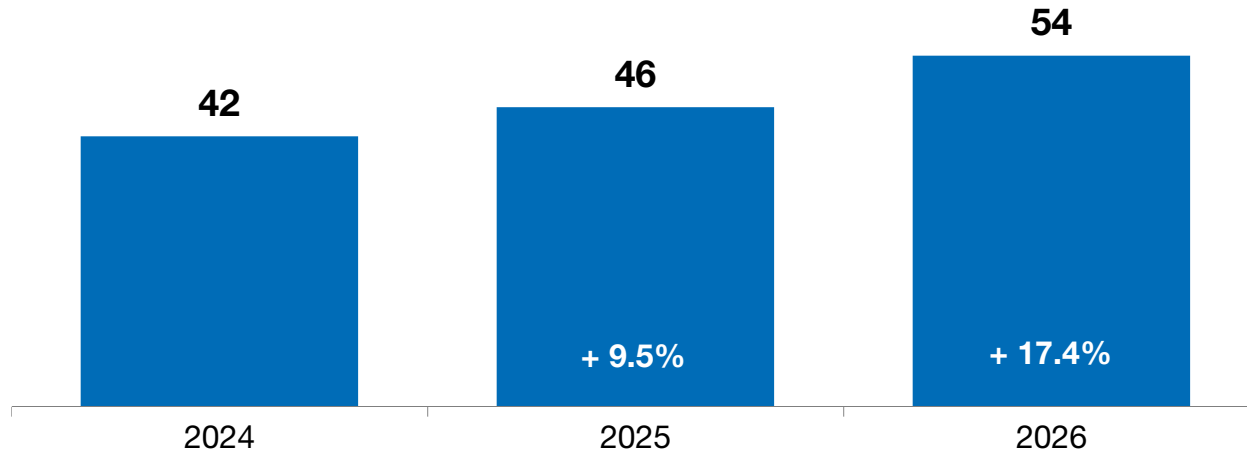
Historical Inventory Activity



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.

April



Month	Current Activity	One Year Previous	+ / -
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%
March 2026	64	50	+ 28.0%
April 2026	54	46	+ 17.4%
12-Month Avg	53	44	+ 20.5%

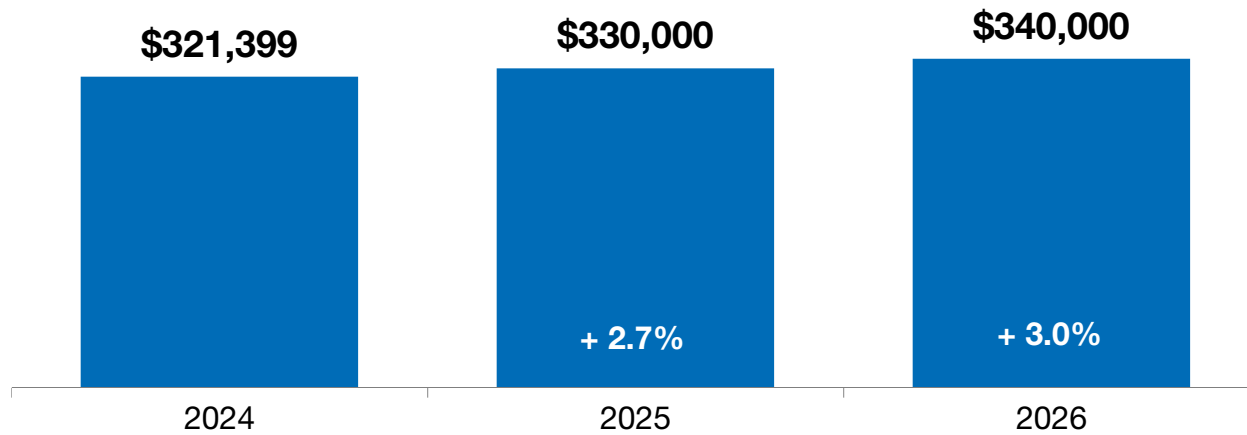
Historical Days on Market Until Sale



Median Sales Price

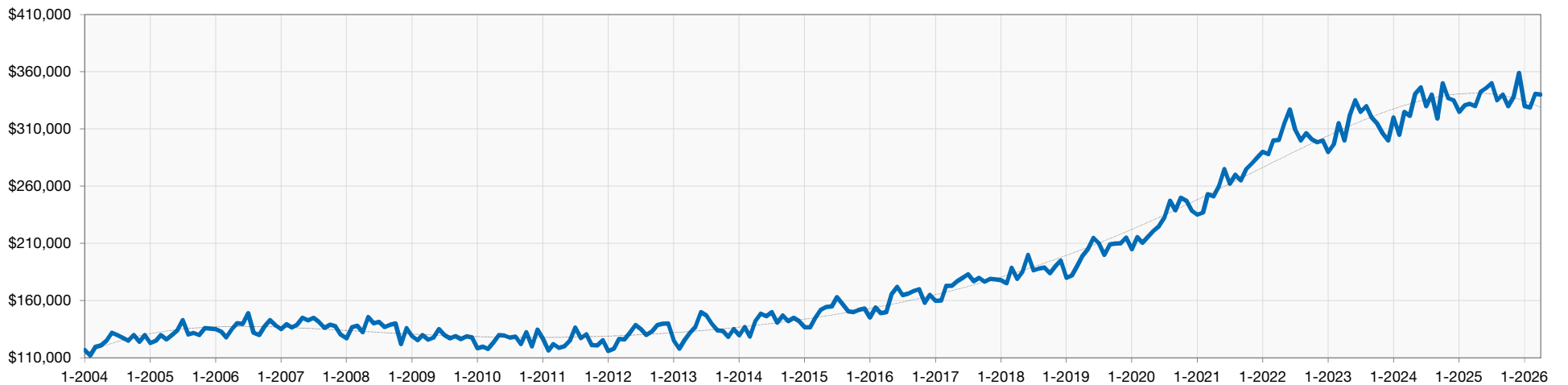
Median price point for all closed sales, not accounting for seller concessions, in a given month.

April



Month	Current Activity	One Year Previous	+ / -
May 2025	\$342,478	\$340,737	+ 0.5%
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	\$359,000	\$335,000	+ 7.2%
January 2026	\$330,000	\$325,000	+ 1.5%
February 2026	\$328,900	\$330,500	- 0.5%
March 2026	\$340,750	\$332,000	+ 2.6%
April 2026	\$340,000	\$330,000	+ 3.0%
12-Month Avg	\$340,000	\$335,000	+ 1.5%

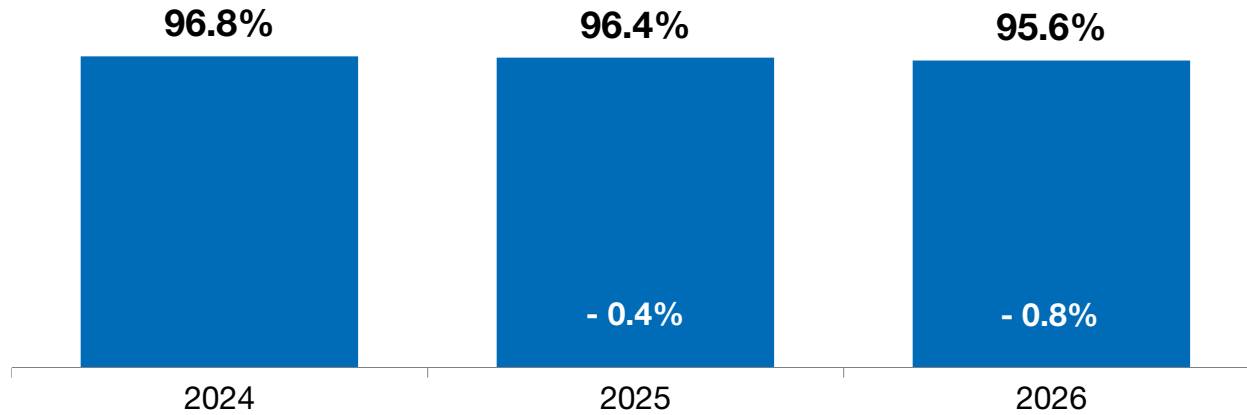
Historical Median Sales Price



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.

April



Month	Current Activity	One Year Previous	+ / -
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	94.7%	95.0%	- 0.3%
March 2026	94.9%	96.2%	- 1.4%
April 2026	95.6%	96.4%	- 0.8%
12-Month Avg	95.2%	95.9%	- 0.7%

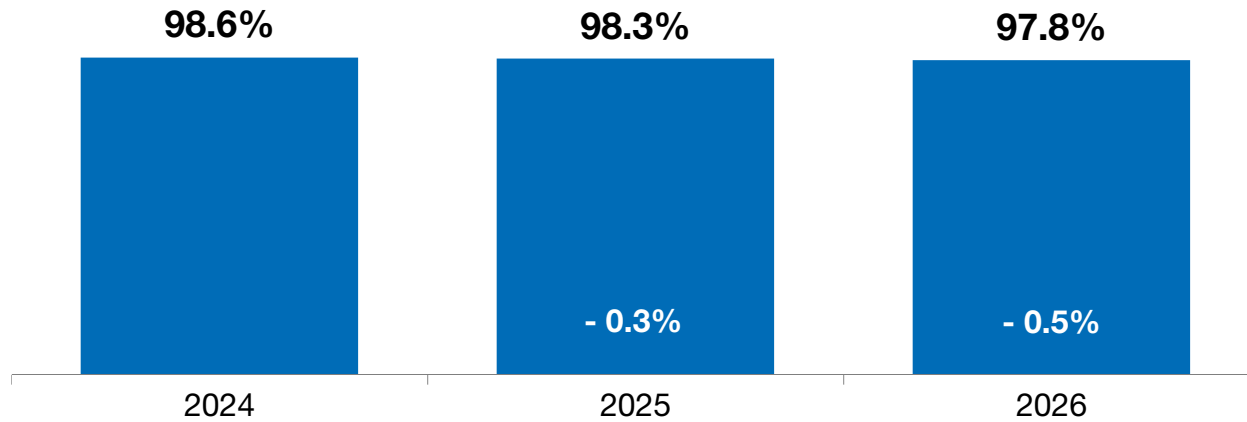
Historical Percent of Original List Price Received



Percent of Last List Price Received

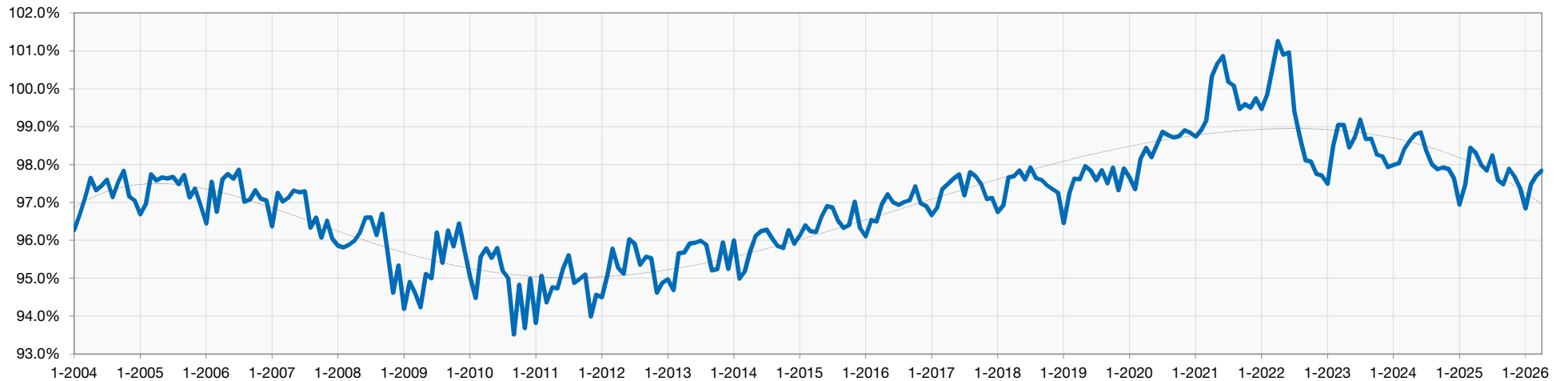
Percentage found when dividing a property's sales price by it's last list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

April



Month	Current Activity	One Year Previous	+ / -
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%
March 2026	97.7%	98.4%	- 0.7%
April 2026	97.8%	98.3%	- 0.5%
12-Month Avg	97.7%	98.1%	- 0.4%

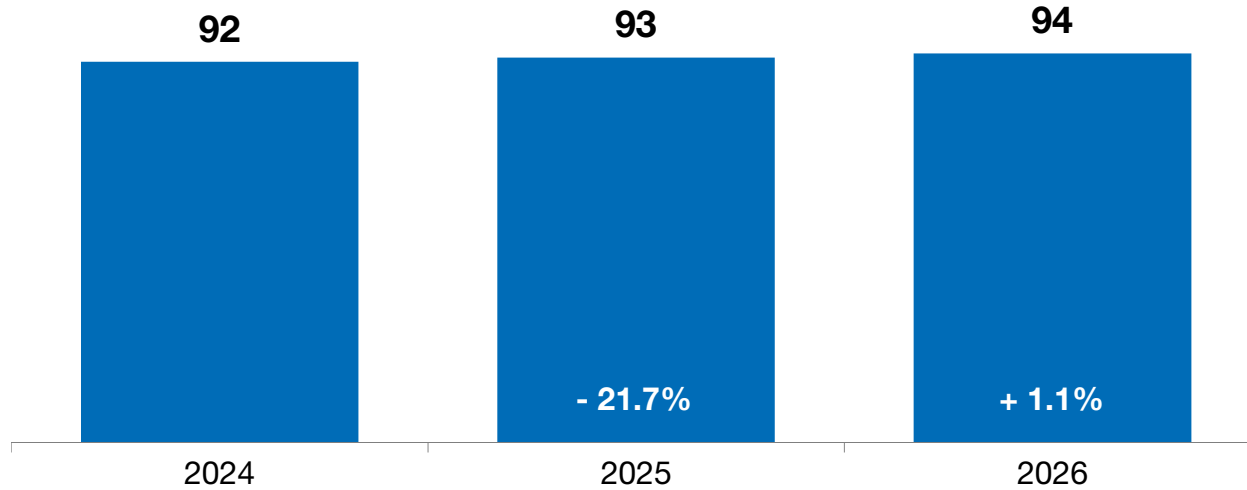
Historical Percent of Last List Price Received



Housing Affordability Index

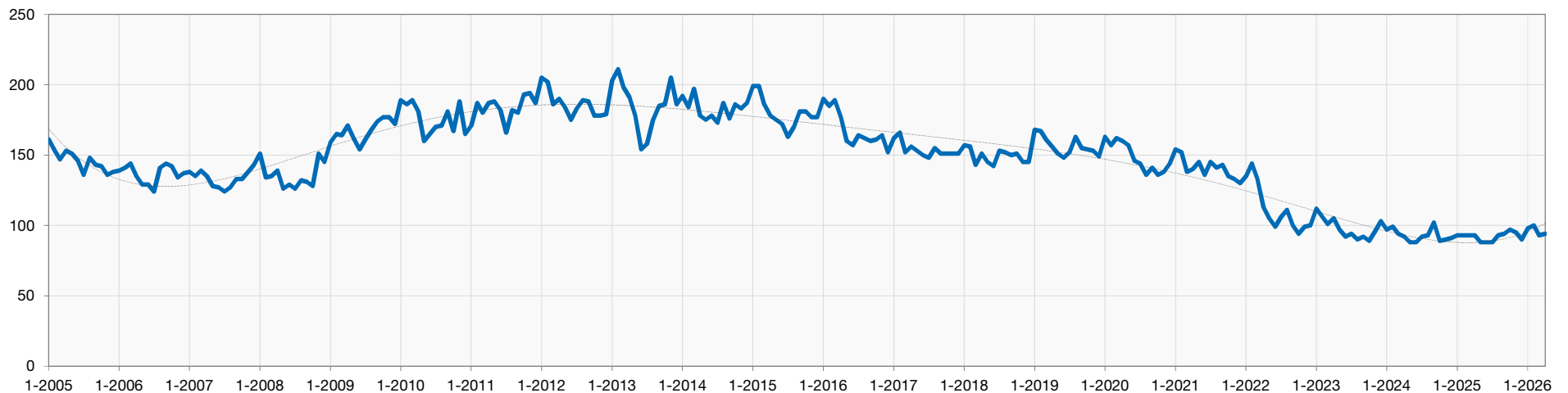
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

April



Month	Current Activity	One Year Previous	+ / -
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%
March 2026	93	93	0.0%
April 2026	94	93	+ 1.1%
12-Month Avg	93	92	+ 1.1%

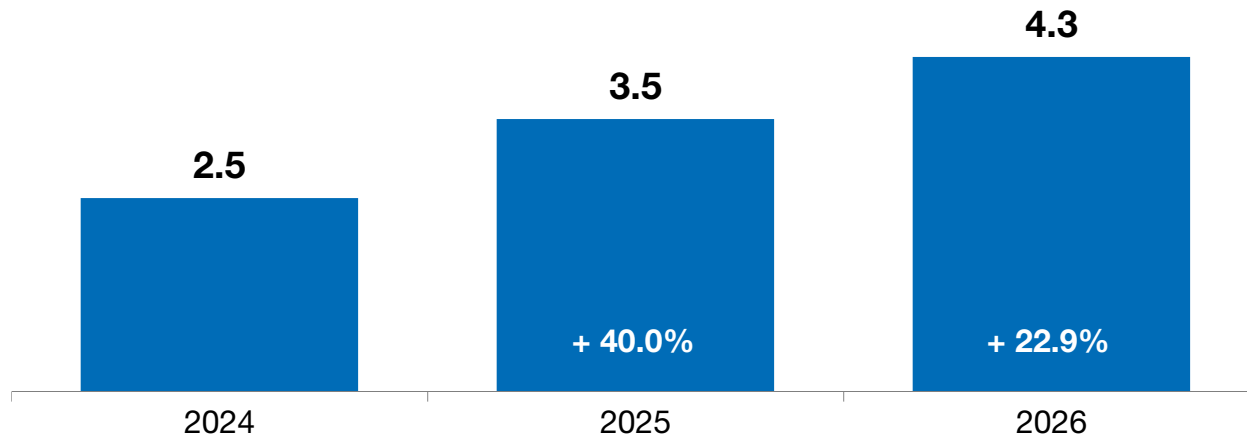
Historical Housing Affordability Index



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.

April



Month	Current Activity	One Year Previous	+ / -
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%
March 2026	4.0	3.4	+ 17.6%
April 2026	4.3	3.5	+ 22.9%
12-Month Avg	3.9	3.3	+ 18.2%

Historical Months Supply of Inventory

