

Weekly Market Activity Report



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For Week Ending June 27, 2026

Data current as of July 6, 2026

Realtor.com found that buying a home by age 30 is associated with a 22.5% higher net worth at age 50 compared with purchasing a first home in one's 40s. Moreover, children raised in homeowner households are 18.4% more likely to become homeowners by age 35. The U.S. homeownership rate stood at 65.7% in the fourth quarter of 2025, the highest level of the year, though still below the pandemic-era high of 67.9% in the second quarter of 2020.

In the Chattanooga region, for the week ending June 27:

- New Listings decreased 9.2% to 327
- Pending Sales increased 0.8% to 240
- Inventory increased 26.5% to 4,083

For the month of May:

- Median Sales Price increased 4.7% to \$358,500
- Days on Market increased 15.9% to 51
- Percent of Original List Price Received decreased 0.1% to 95.8%
- Months Supply of Inventory increased 18.9% to 4.4

Quick Facts

- 9.2%	+ 0.8%	+ 26.5%
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

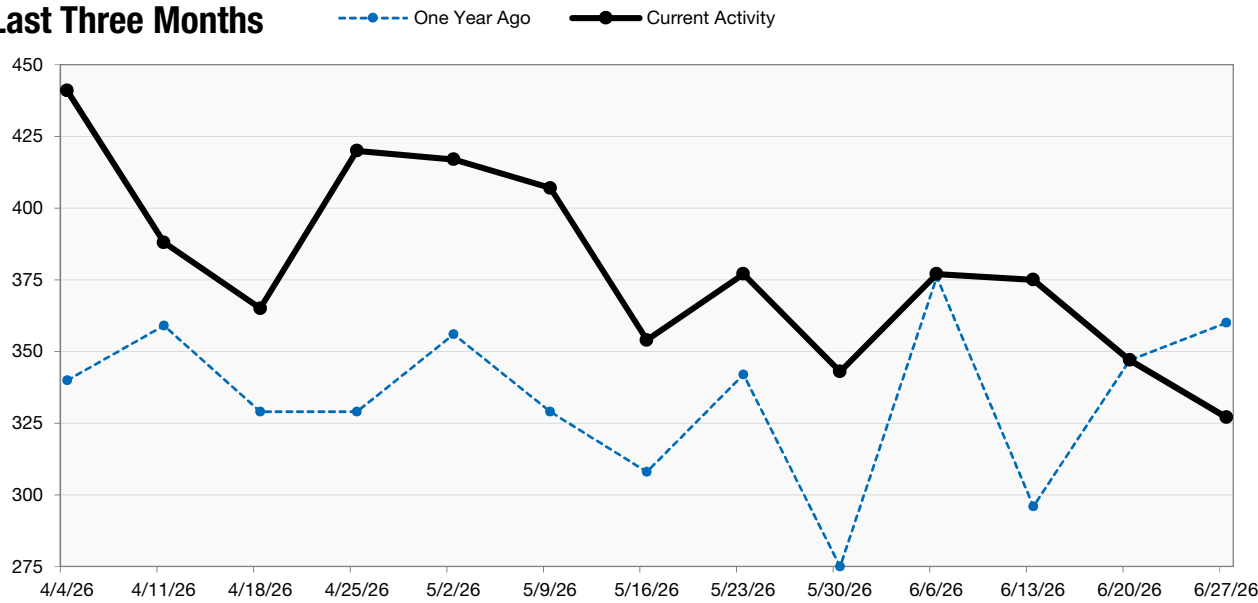
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New Listings

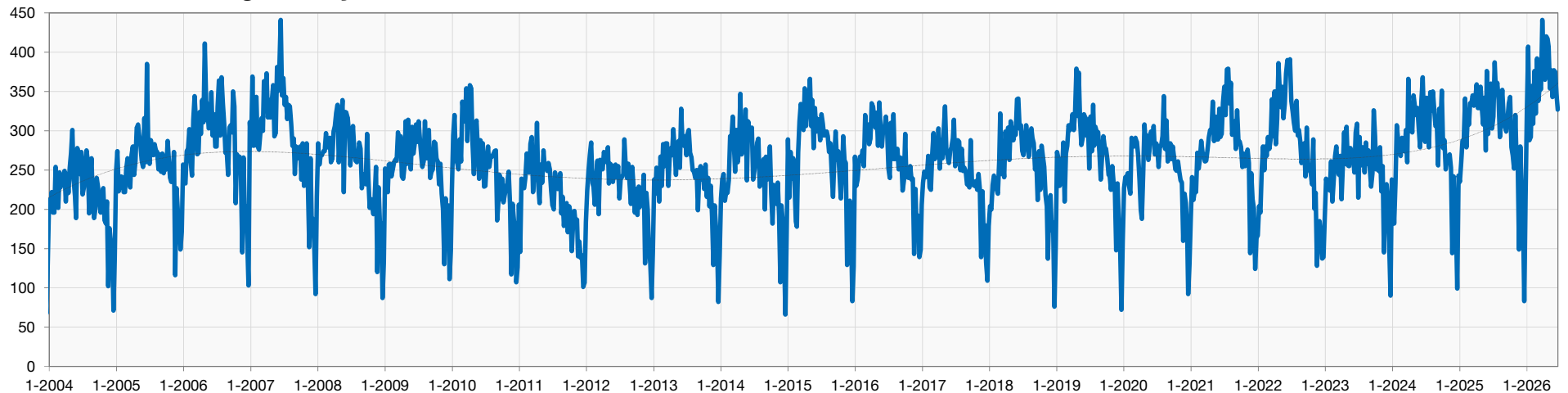
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/4/2026	441	340	+ 29.7%
4/11/2026	388	359	+ 8.1%
4/18/2026	365	329	+ 10.9%
4/25/2026	420	329	+ 27.7%
5/2/2026	417	356	+ 17.1%
5/9/2026	407	329	+ 23.7%
5/16/2026	354	308	+ 14.9%
5/23/2026	377	342	+ 10.2%
5/30/2026	343	275	+ 24.7%
6/6/2026	377	376	+ 0.3%
6/13/2026	375	296	+ 26.7%
6/20/2026	347	347	0.0%
6/27/2026	327	360	- 9.2%
3-Month Total	4,938	4,346	+ 13.6%

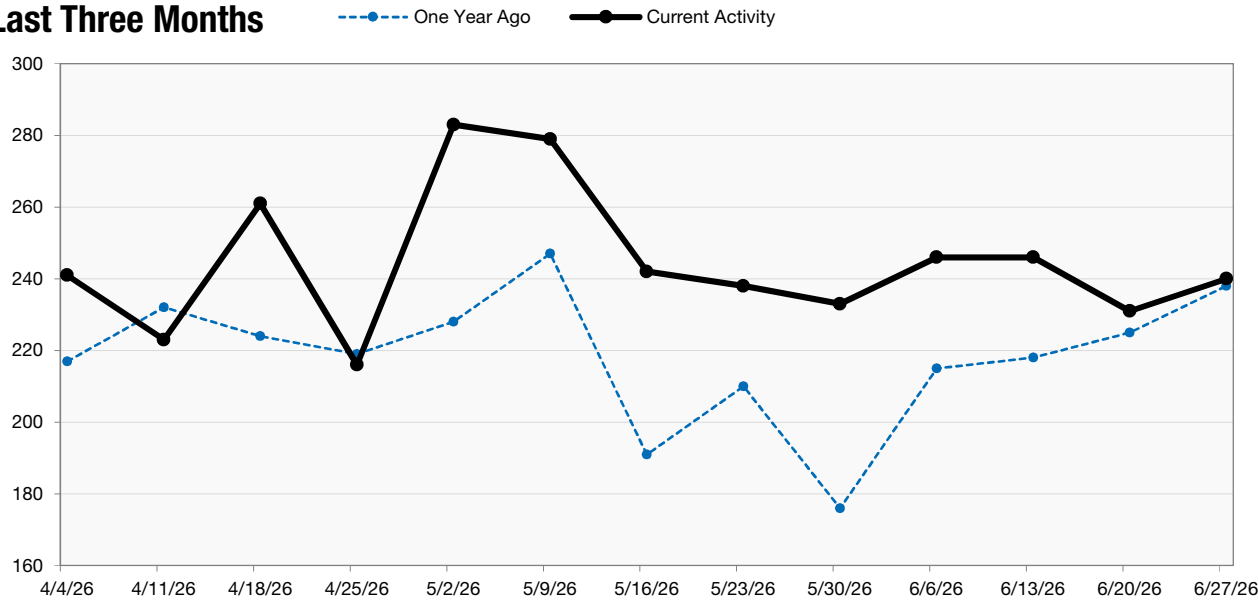
Historical New Listing Activity



Pending Sales

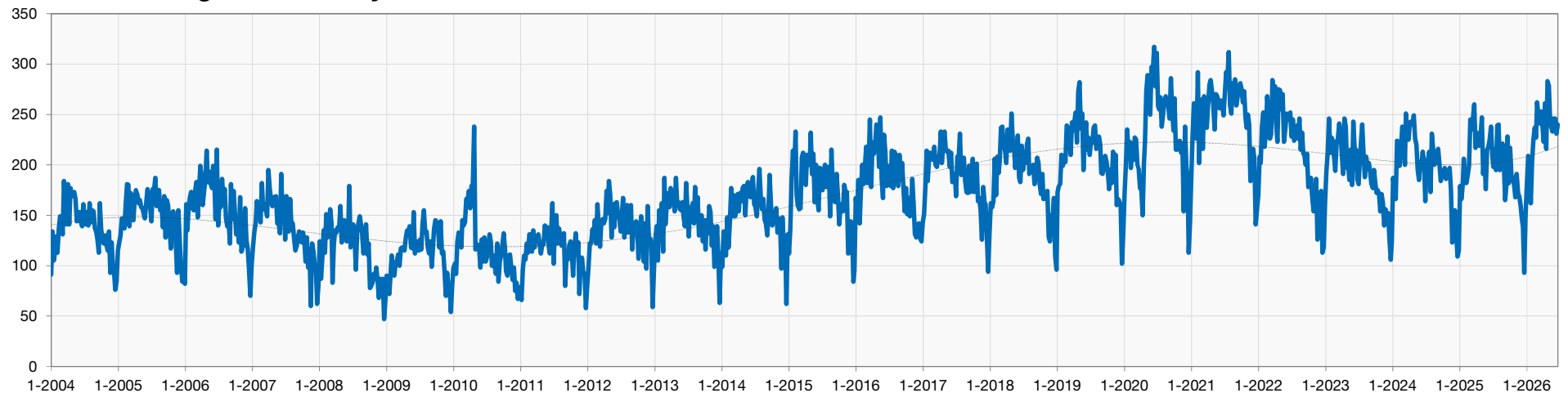
A count of the properties that have offers accepted on them in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/4/2026	241	217	+ 11.1%
4/11/2026	223	232	- 3.9%
4/18/2026	261	224	+ 16.5%
4/25/2026	216	219	- 1.4%
5/2/2026	283	228	+ 24.1%
5/9/2026	279	247	+ 13.0%
5/16/2026	242	191	+ 26.7%
5/23/2026	238	210	+ 13.3%
5/30/2026	233	176	+ 32.4%
6/6/2026	246	215	+ 14.4%
6/13/2026	246	218	+ 12.8%
6/20/2026	231	225	+ 2.7%
6/27/2026	240	238	+ 0.8%
3-Month Total	3,179	2,840	+ 11.9%

Historical Pending Sales Activity



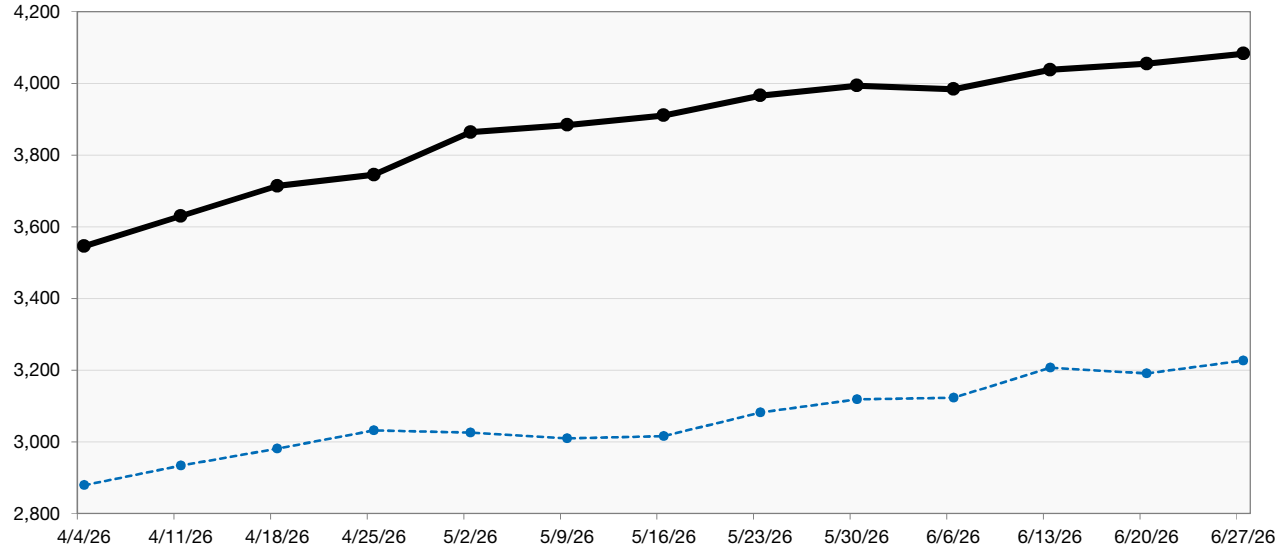
Inventory of Homes for Sale

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	+ / -
4/4/2026	3,546	2,879	+ 23.2%
4/11/2026	3,630	2,934	+ 23.7%
4/18/2026	3,714	2,981	+ 24.6%
4/25/2026	3,745	3,032	+ 23.5%
5/2/2026	3,864	3,026	+ 27.7%
5/9/2026	3,884	3,010	+ 29.0%
5/16/2026	3,911	3,016	+ 29.7%
5/23/2026	3,966	3,082	+ 28.7%
5/30/2026	3,994	3,119	+ 28.1%
6/6/2026	3,984	3,123	+ 27.6%
6/13/2026	4,038	3,207	+ 25.9%
6/20/2026	4,055	3,191	+ 27.1%
6/27/2026	4,083	3,227	+ 26.5%
3-Month Avg	3,878	3,064	+ 26.6%

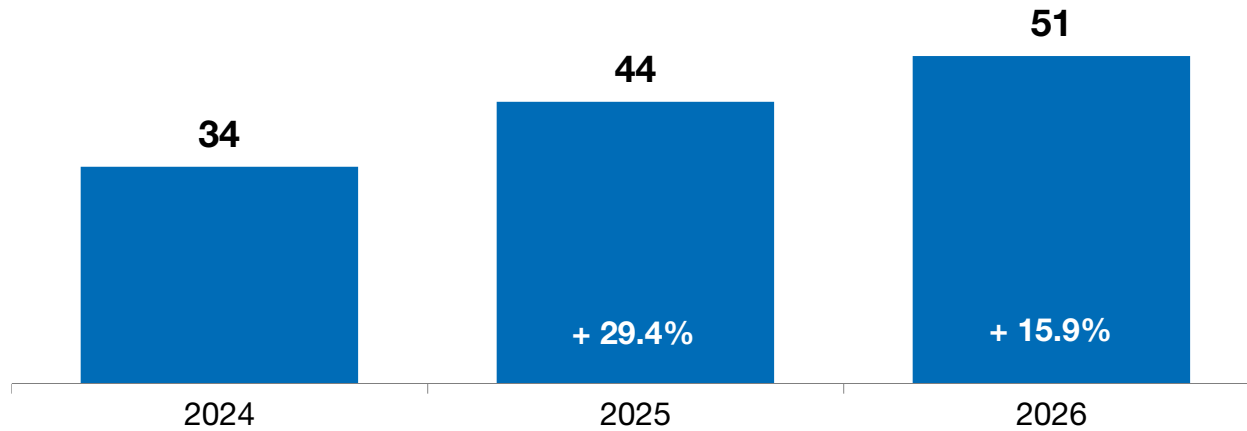
Historical Inventory Activity



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.

May



Month	Current Activity	One Year Previous	+ / -
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%
May 2026	51	44	+ 15.9%
12-Month Avg	53	45	+ 17.8%

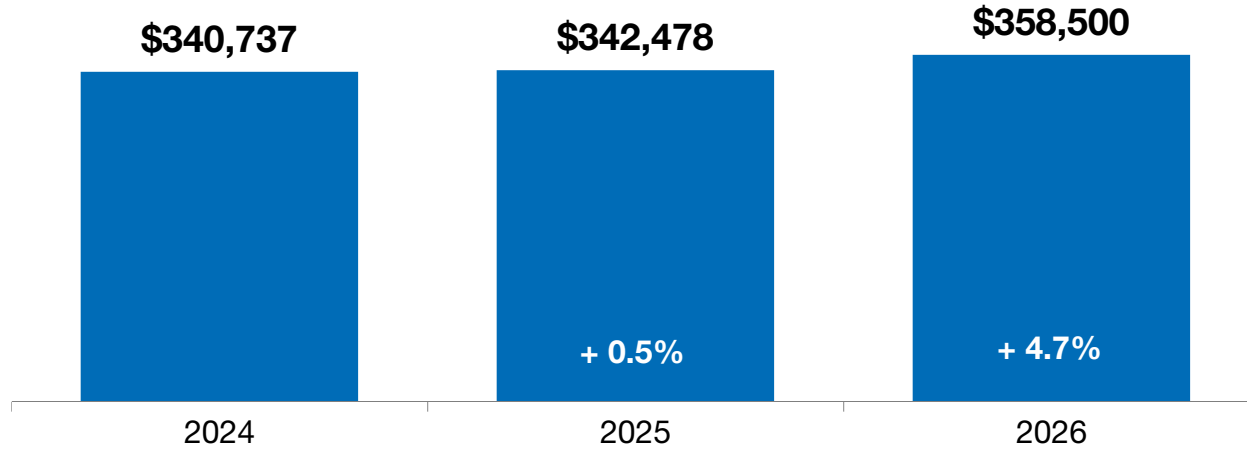
Historical Days on Market Until Sale



Median Sales Price

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

May



Month	Current Activity	One Year Previous	+ / -
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	\$358,300	\$335,000	+ 7.0%
January 2026	\$330,000	\$325,000	+ 1.5%
February 2026	\$326,500	\$330,500	- 1.2%
March 2026	\$341,500	\$332,000	+ 2.9%
April 2026	\$340,000	\$330,000	+ 3.0%
May 2026	\$358,500	\$342,478	+ 4.7%
12-Month Avg	\$340,000	\$335,000	+ 1.5%

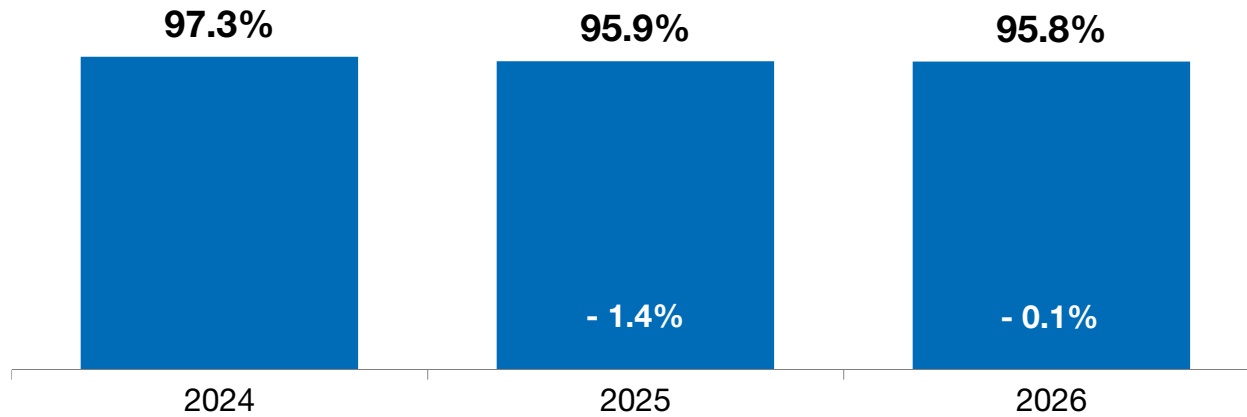
Historical Median Sales Price



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.

May



Month	Current Activity	One Year Previous	+ / -
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	94.1%	94.9%	- 0.8%
January 2026	94.0%	94.2%	- 0.2%
February 2026	94.6%	95.0%	- 0.4%
March 2026	94.9%	96.2%	- 1.4%
April 2026	95.6%	96.4%	- 0.8%
May 2026	95.8%	95.9%	- 0.1%
12-Month Avg	95.2%	95.8%	- 0.6%

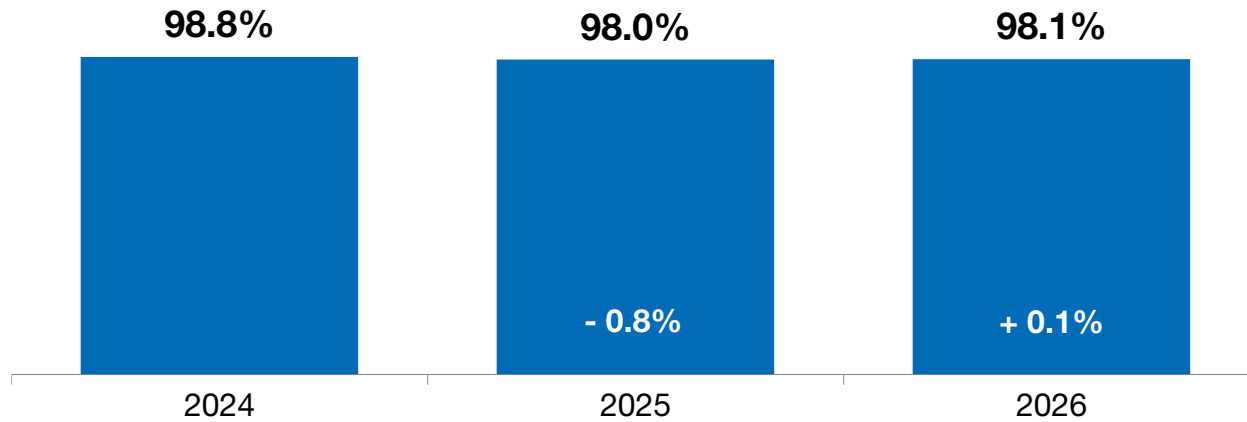
Historical Percent of Original List Price Received



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.

May



Month	Current Activity	One Year Previous	+ / -
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	97.3%	97.6%	- 0.3%
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	97.9%	98.3%	- 0.4%
May 2026	98.1%	98.0%	+ 0.1%
12-Month Avg	97.7%	98.0%	- 0.3%

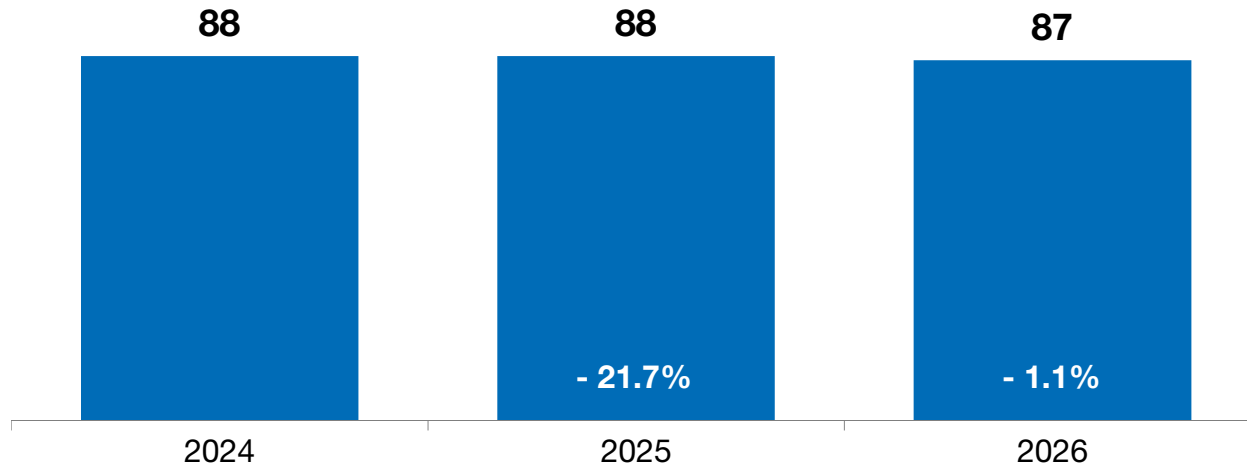
Historical Percent of Last List Price Received



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.**

May



Month	Current Activity	One Year Previous	+ / -
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%
May 2026	87	88	- 1.1%
12-Month Avg	93	92	+ 1.1%

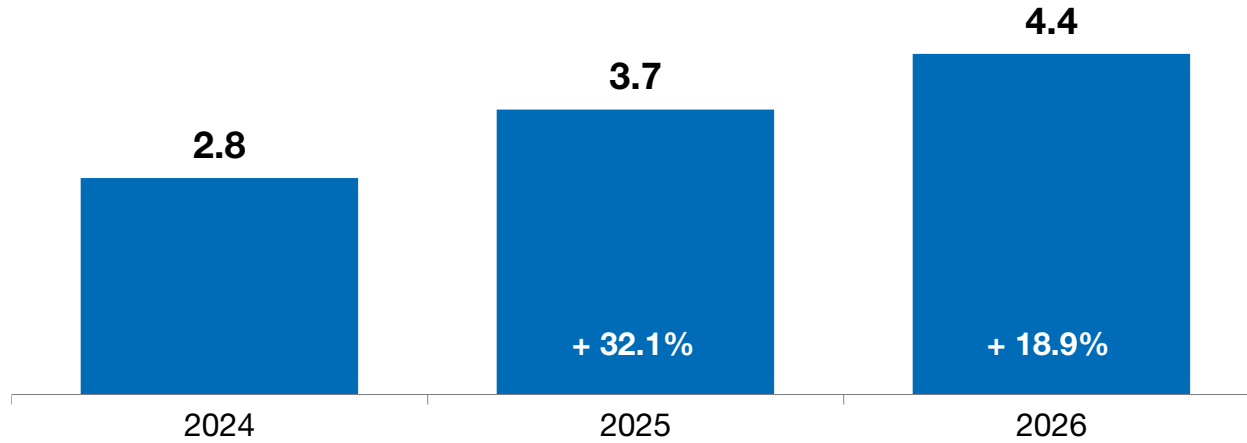
Historical Housing Affordability Index



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.

May



Month	Current Activity	One Year Previous	+ / -
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	4.4	3.5	+ 25.7%
May 2026	4.4	3.7	+ 18.9%
12-Month Avg	4.0	3.3	+ 21.2%

Historical Months Supply of Inventory

