

Weekly Market Activity Report



For Week Ending August 22, 2026

Data current as of August 31, 2026

The national median existing-home sales price climbed to \$431,400 in July, as inventory held at a 4.6-month supply at the current sales pace, according to the National Association of REALTORS®. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though conditions vary widely by local market.

In the Chattanooga region, for the week ending August 22:

- New Listings decreased 7.9% to 305
- Pending Sales increased 11.6% to 240
- Inventory increased 22.1% to 4,156

For the month of July:

- Median Sales Price increased 2.6% to \$359,000
- Days on Market decreased 2.0% to 48
- Percent of Original List Price Received decreased 0.7% to 95.5%
- Months Supply of Inventory increased 15.4% to 4.5

Quick Facts

- 7.9%	+ 11.6%	+ 22.1%
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

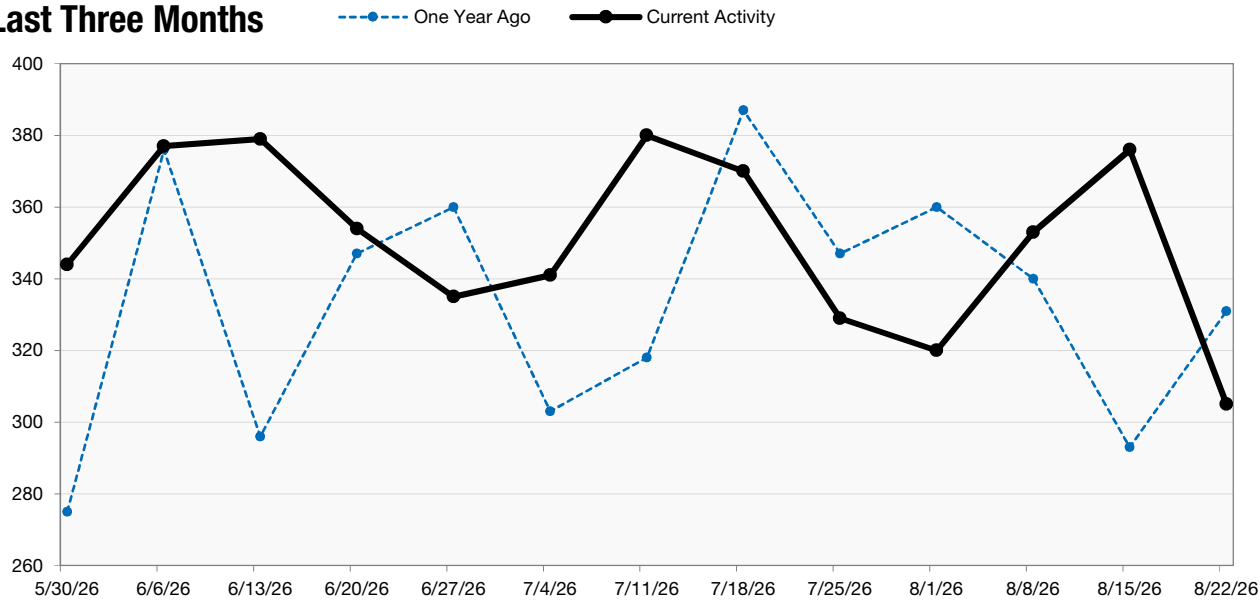
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New Listings

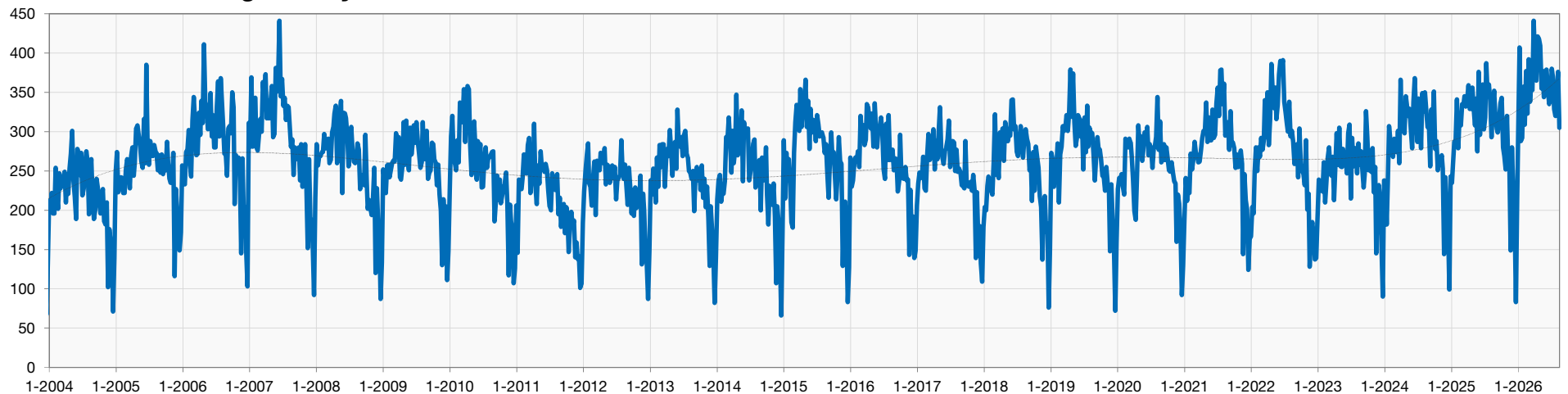
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/30/2026	344	275	+ 25.1%
6/6/2026	377	376	+ 0.3%
6/13/2026	379	296	+ 28.0%
6/20/2026	354	347	+ 2.0%
6/27/2026	335	360	- 6.9%
7/4/2026	341	303	+ 12.5%
7/11/2026	380	318	+ 19.5%
7/18/2026	370	387	- 4.4%
7/25/2026	329	347	- 5.2%
8/1/2026	320	360	- 11.1%
8/8/2026	353	340	+ 3.8%
8/15/2026	376	293	+ 28.3%
8/22/2026	305	331	- 7.9%
3-Month Total	4,563	4,333	+ 5.3%

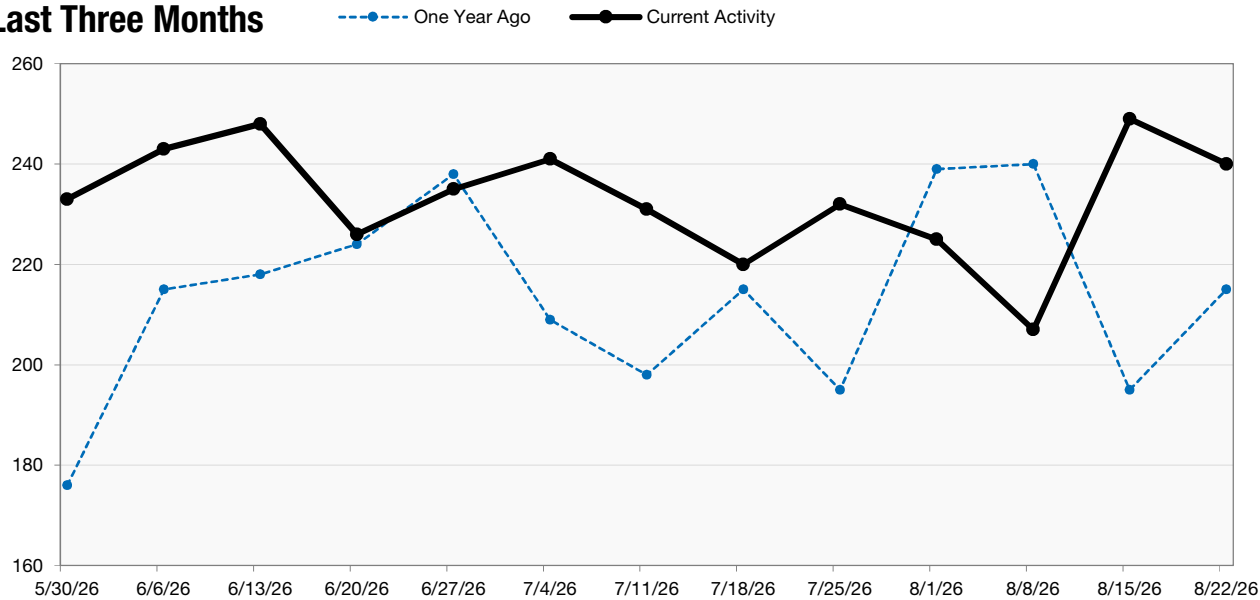
Historical New Listing Activity



Pending Sales

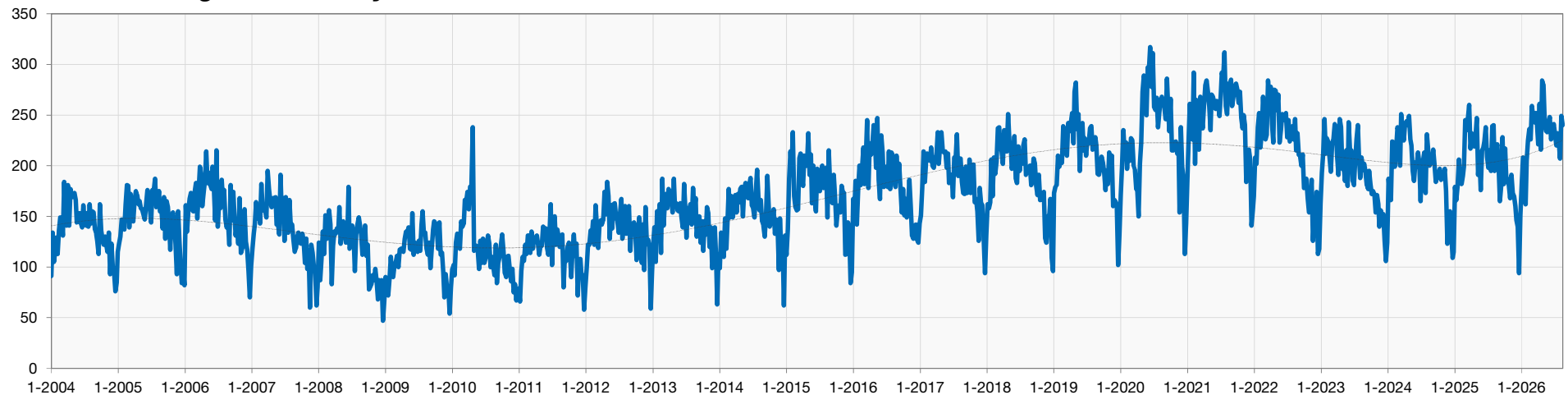
A count of the properties that have offers accepted on them in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/30/2026	233	176	+ 32.4%
6/6/2026	243	215	+ 13.0%
6/13/2026	248	218	+ 13.8%
6/20/2026	226	224	+ 0.9%
6/27/2026	235	238	- 1.3%
7/4/2026	241	209	+ 15.3%
7/11/2026	231	198	+ 16.7%
7/18/2026	220	215	+ 2.3%
7/25/2026	232	195	+ 19.0%
8/1/2026	225	239	- 5.9%
8/8/2026	207	240	- 13.8%
8/15/2026	249	195	+ 27.7%
8/22/2026	240	215	+ 11.6%
3-Month Total	3,030	2,777	+ 9.1%

Historical Pending Sales Activity



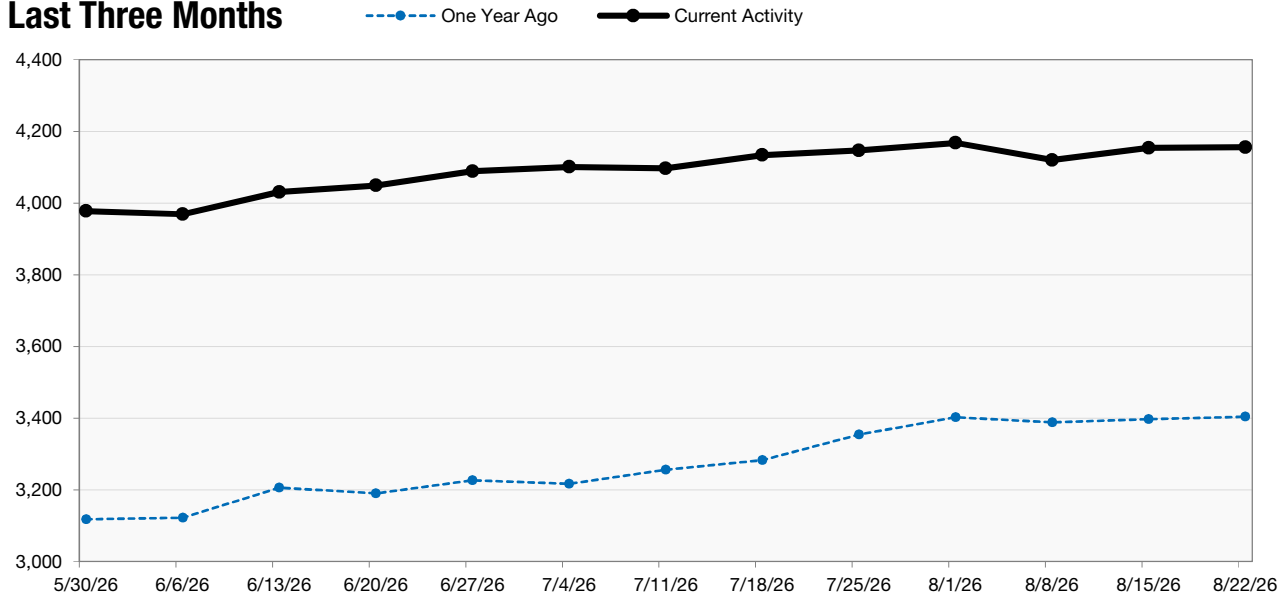
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.



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Last Three Months



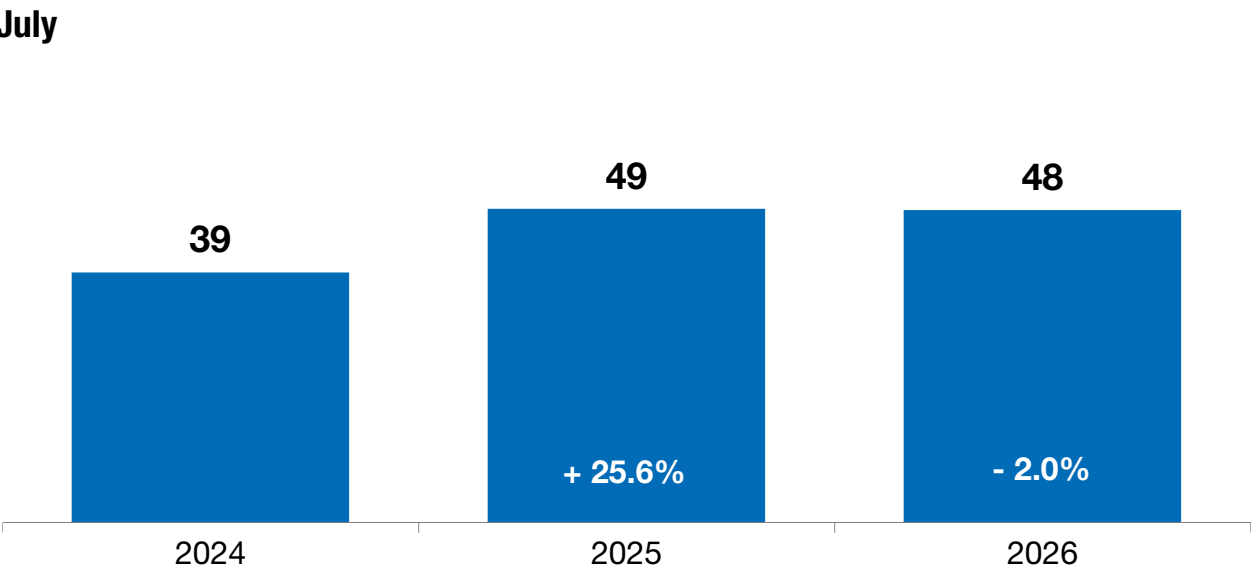
For the Week Ending	Current Activity	One Year Ago	+ / -
5/30/2026	3,978	3,118	+ 27.6%
6/6/2026	3,969	3,122	+ 27.1%
6/13/2026	4,031	3,206	+ 25.7%
6/20/2026	4,049	3,190	+ 26.9%
6/27/2026	4,089	3,227	+ 26.7%
7/4/2026	4,101	3,217	+ 27.5%
7/11/2026	4,097	3,256	+ 25.8%
7/18/2026	4,134	3,283	+ 25.9%
7/25/2026	4,147	3,354	+ 23.6%
8/1/2026	4,168	3,403	+ 22.5%
8/8/2026	4,120	3,388	+ 21.6%
8/15/2026	4,154	3,397	+ 22.3%
8/22/2026	4,156	3,404	+ 22.1%
3-Month Avg	4,092	3,274	+ 25.0%

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.



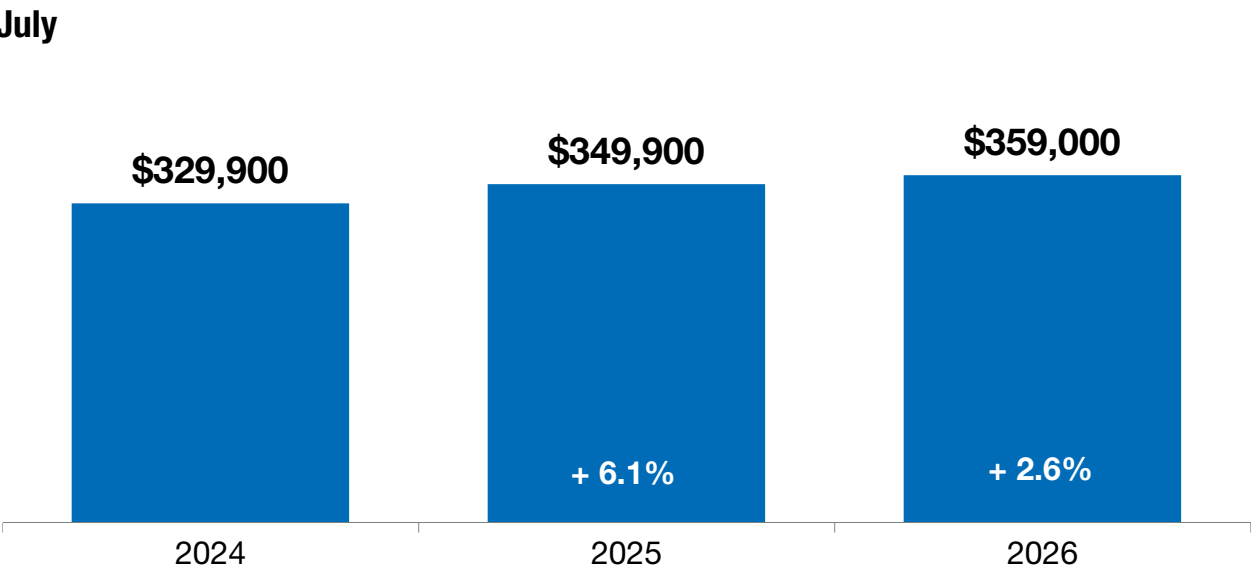
Month	Current Activity	One Year Previous	+ / -
August 2025	46	38	+ 21.1%
September 2025	46	42	+ 9.5%
October 2025	49	46	+ 6.5%
November 2025	48	44	+ 9.1%
December 2025	58	50	+ 16.0%
January 2026	63	57	+ 10.5%
February 2026	64	57	+ 12.3%
March 2026	64	50	+ 28.0%
April 2026	54	46	+ 17.4%
May 2026	51	44	+ 15.9%
June 2026	51	50	+ 2.0%
July 2026	48	49	- 2.0%
12-Month Avg	53	47	+ 12.8%

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.



Month	Current Activity	One Year Previous	+ / -
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	\$337,450	\$337,000	+ 0.1%
December 2025	\$358,300	\$335,000	+ 7.0%
January 2026	\$330,000	\$325,000	+ 1.5%
February 2026	\$327,700	\$330,500	- 0.8%
March 2026	\$340,750	\$332,000	+ 2.6%
April 2026	\$339,900	\$330,000	+ 3.0%
May 2026	\$358,250	\$342,478	+ 4.6%
June 2026	\$350,000	\$346,000	+ 1.2%
July 2026	\$359,000	\$349,900	+ 2.6%
12-Month Avg	\$343,680	\$337,000	+ 2.0%

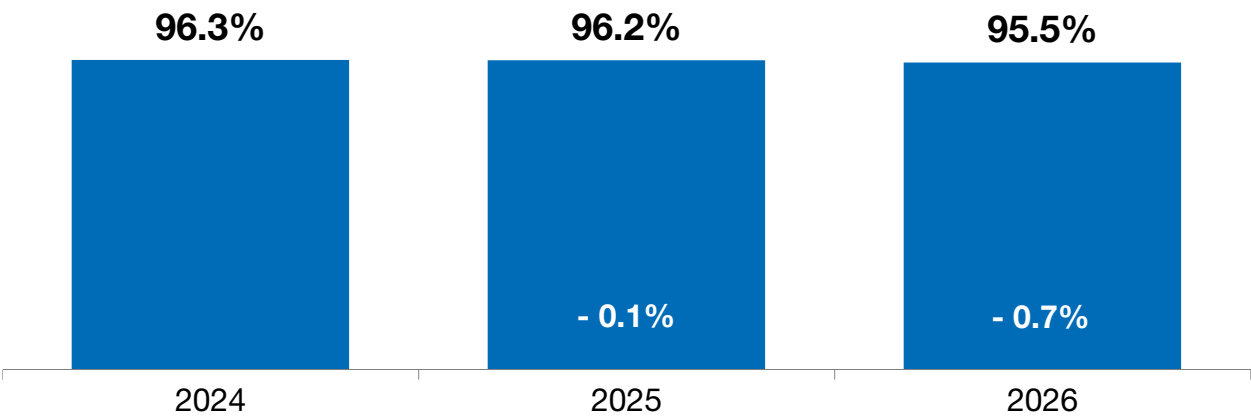
Historical Median Sales Price



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.

July



Month	Current Activity	One Year Previous	+ / -
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	95.7%	95.9%	- 0.2%
June 2026	95.5%	95.8%	- 0.3%
July 2026	95.5%	96.2%	- 0.7%
12-Month Avg	95.1%	95.6%	- 0.5%

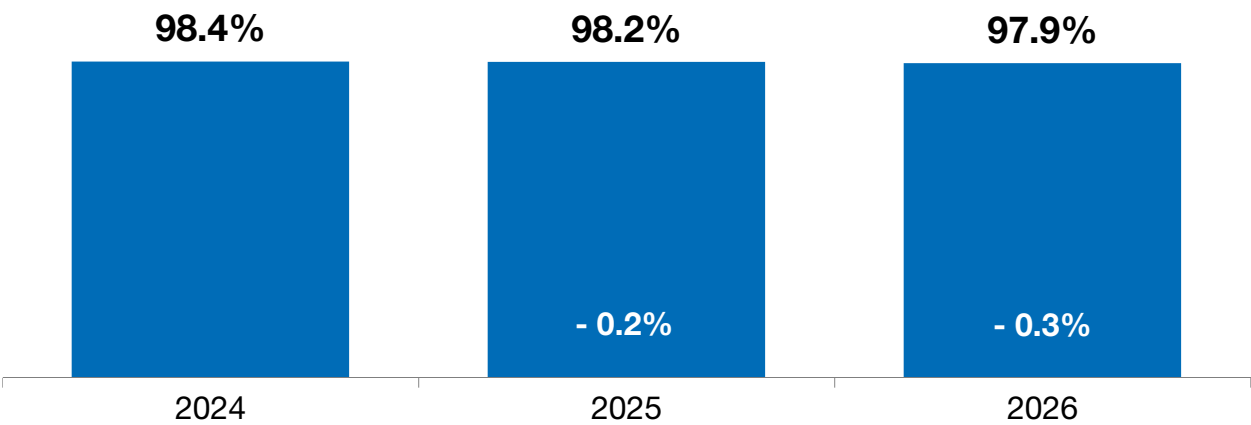
Historical Percent of Original List Price Received



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.

July



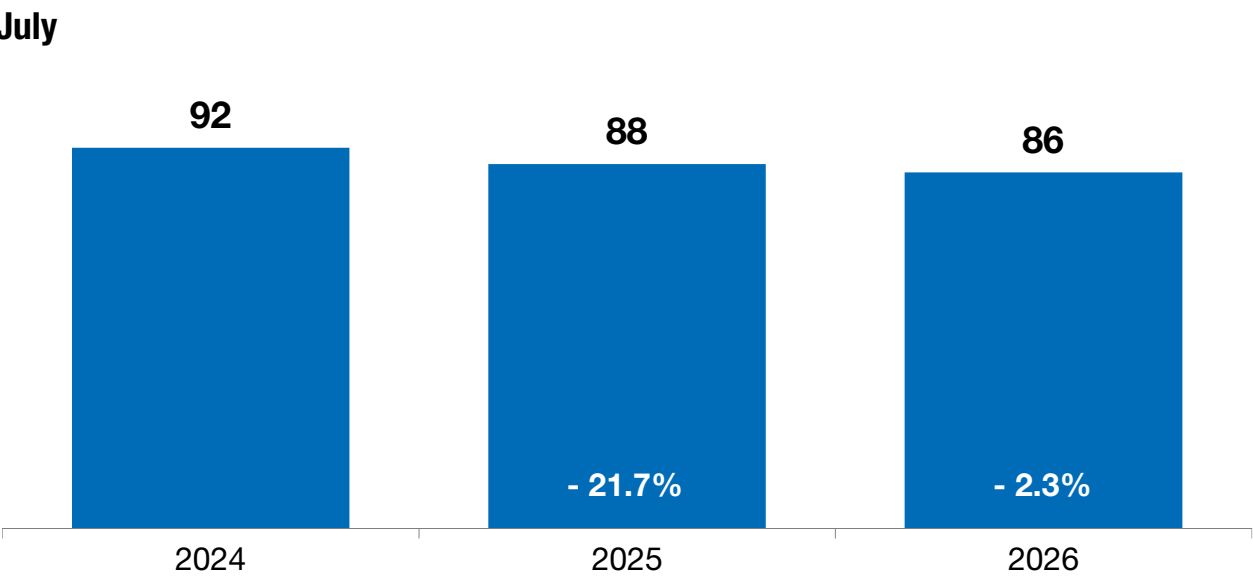
Month	Current Activity	One Year Previous	+ / -
August 2025	97.6%	98.0%	- 0.4%
September 2025	97.5%	97.9%	- 0.4%
October 2025	97.8%	97.9%	- 0.1%
November 2025	97.7%	97.9%	- 0.2%
December 2025	97.3%	97.6%	- 0.3%
January 2026	96.8%	96.9%	- 0.1%
February 2026	97.5%	97.5%	0.0%
March 2026	97.7%	98.4%	- 0.7%
April 2026	97.9%	98.3%	- 0.4%
May 2026	98.1%	98.0%	+ 0.1%
June 2026	97.9%	97.8%	+ 0.1%
July 2026	97.9%	98.2%	- 0.3%
12-Month Avg	97.7%	97.9%	- 0.2%

Historical Percent of Last List Price Received



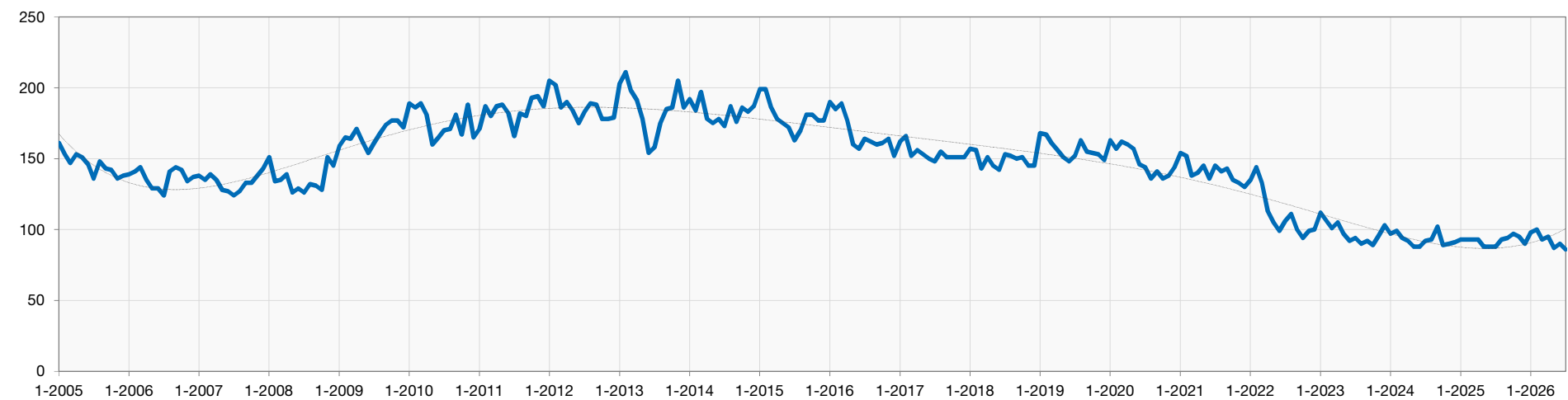
Housing Affordability Index

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.**



Month	Current Activity	One Year Previous	+ / -
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	95	93	+ 2.2%
May 2026	87	88	- 1.1%
June 2026	90	88	+ 2.3%
July 2026	86	88	- 2.3%
12-Month Avg	93	92	+ 1.1%

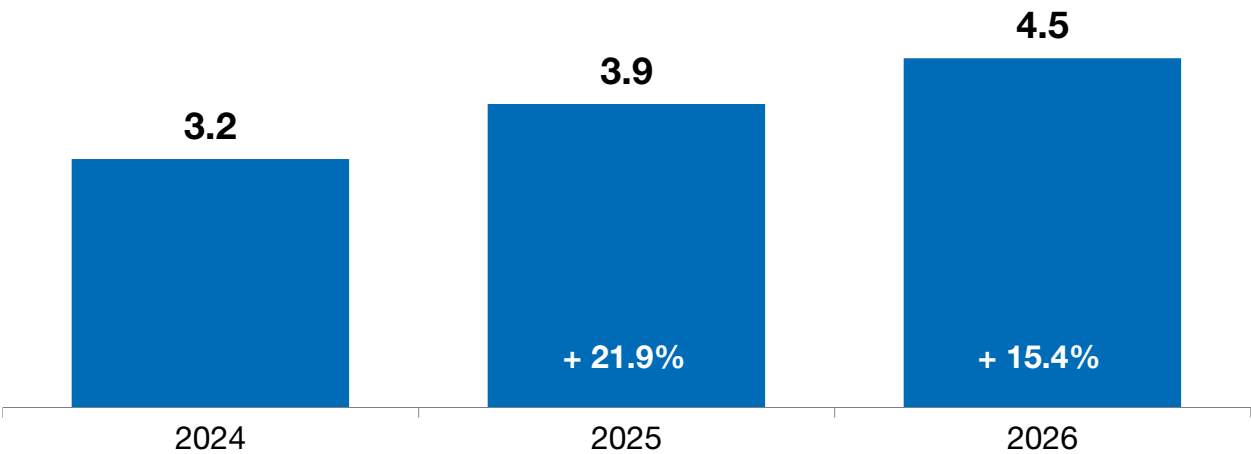
Historical Housing Affordability Index



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.

July



Month	Current Activity	One Year Previous	+ / -
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	3.9	3.4	+ 14.7%
April 2026	4.3	3.5	+ 22.9%
May 2026	4.4	3.7	+ 18.9%
June 2026	4.5	3.8	+ 18.4%
July 2026	4.5	3.9	+ 15.4%
12-Month Avg	4.1	3.5	+ 17.1%

Historical Months Supply of Inventory

