Weekly Market Activity Report

GREATER CHATTANOOGA REALTORS®

For Week Ending October 17, 2026

Data current as of October 26, 2026

Housing inventory reached 1.60 million units in September, up 1.9% from August and 4.6% from a year earlier, a 4.8-month supply at the current sales pace, according to the National Association of REALTORS®. The median existing-home sales price was $417,500, up 1.3% from $412,300 a year earlier, the 39th consecutive month of year-over-year price gains. With a median of 33 days on market, up from 31 in August, NAR Chief Economist Lawrence Yun said higher inventory and lengthening days on market give buyers improved negotiating power.

In the Chattanooga region, for the week ending October 17:

- New Listings decreased 6.4% to 262
- Pending Sales decreased 17.5% to 156
- Inventory increased 17.9% to 4,256

For the month of September:

- Median Sales Price remained flat at $340,000
- Days on Market increased 21.7% to 56
- Percent of Original List Price Received decreased 0.7% to 94.3%
- Months Supply of Inventory increased 9.8% to 4.5

Quick Facts

- 6.4%	- 17.5%	+ 17.9%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

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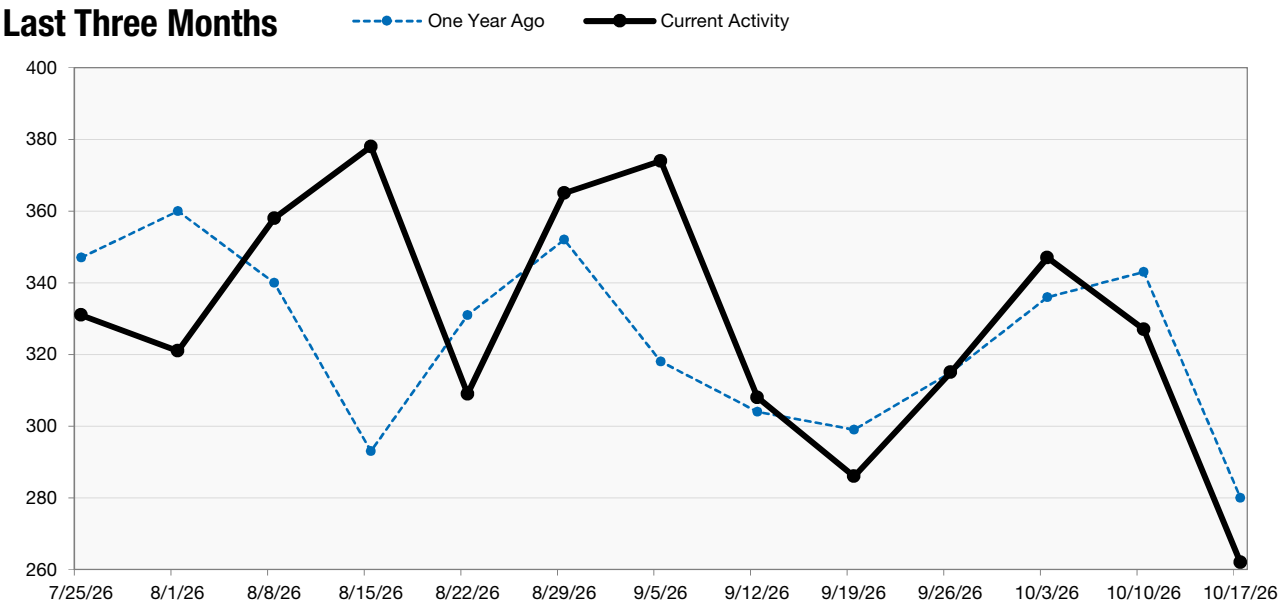
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New Listings

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

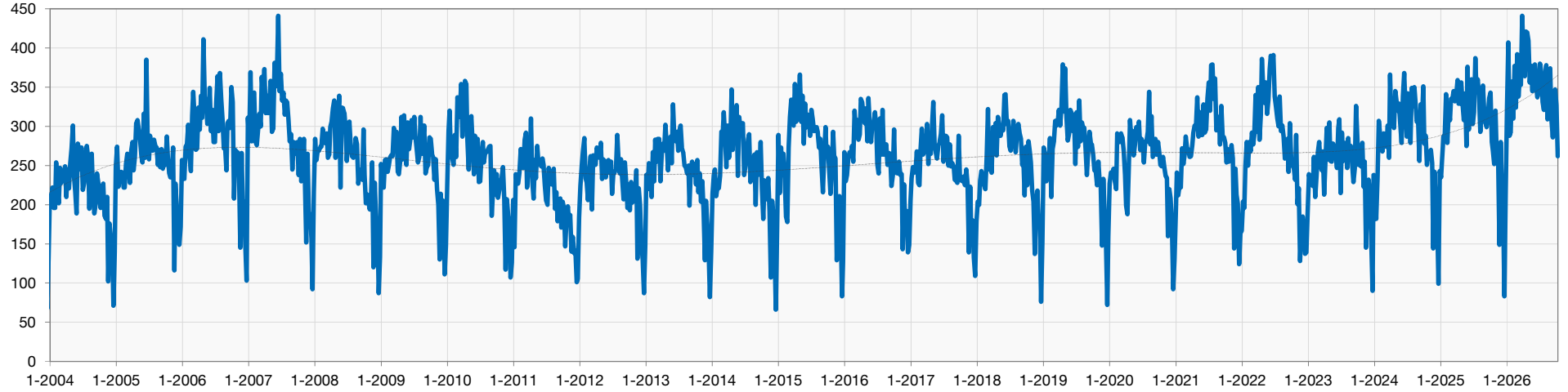
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Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
7/25/2026	331	347	- 4.6%
8/1/2026	321	360	- 10.8%
8/8/2026	358	340	+ 5.3%
8/15/2026	378	293	+ 29.0%
8/22/2026	309	331	- 6.6%
8/29/2026	365	352	+ 3.7%
9/5/2026	374	318	+ 17.6%
9/12/2026	308	304	+ 1.3%
9/19/2026	286	299	- 4.3%
9/26/2026	315	315	0.0%
10/3/2026	347	336	+ 3.3%
10/10/2026	327	343	- 4.7%
10/17/2026	**262**	**280**	**- 6.4%**
3-Month Total	4,281	4,218	+ 1.5%

Historical New Listing Activity

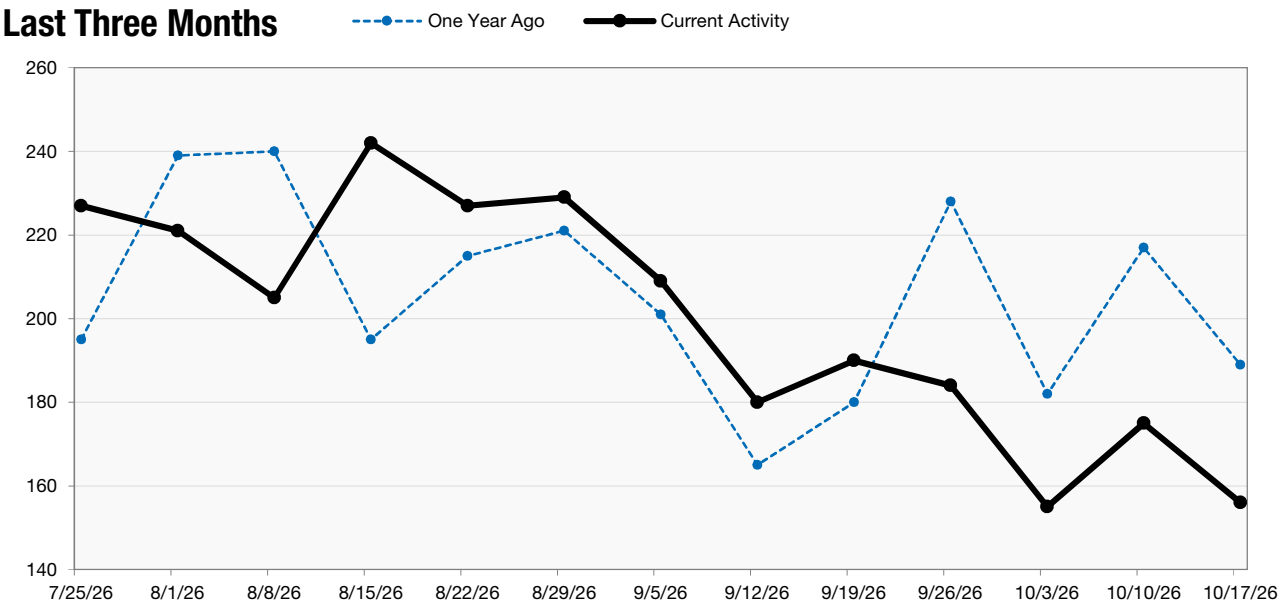


Pending Sales

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

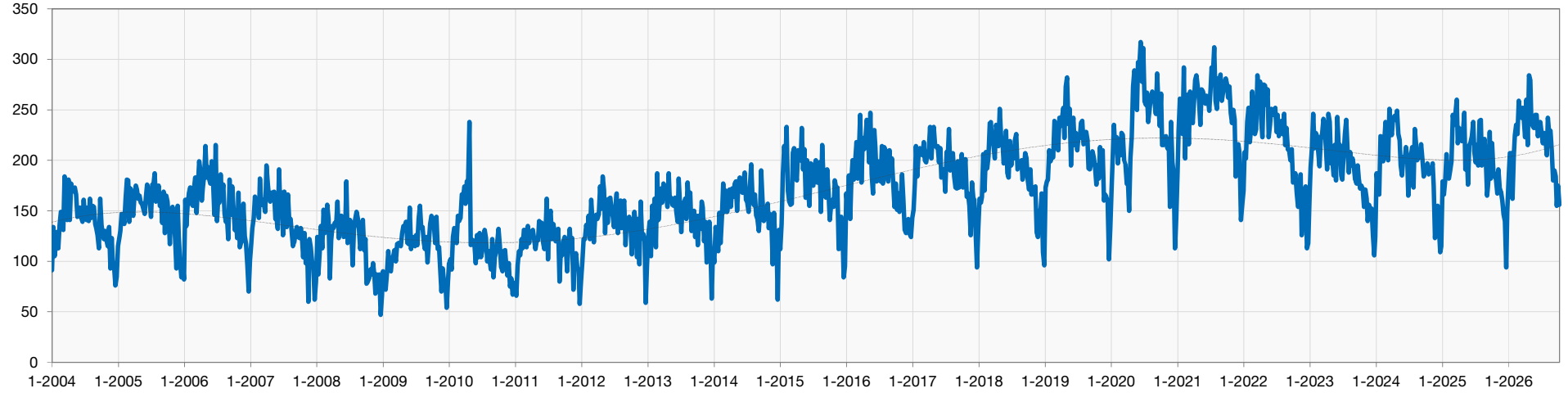
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Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
7/25/2026	227	195	+ 16.4%
8/1/2026	221	239	- 7.5%
8/8/2026	205	240	- 14.6%
8/15/2026	242	195	+ 24.1%
8/22/2026	227	215	+ 5.6%
8/29/2026	229	221	+ 3.6%
9/5/2026	209	201	+ 4.0%
9/12/2026	180	165	+ 9.1%
9/19/2026	190	180	+ 5.6%
9/26/2026	184	228	- 19.3%
10/3/2026	155	182	- 14.8%
10/10/2026	175	217	- 19.4%
10/17/2026	**156**	**189**	**- 17.5%**
3-Month Total	2,600	2,667	- 2.5%

Historical Pending Sales Activity

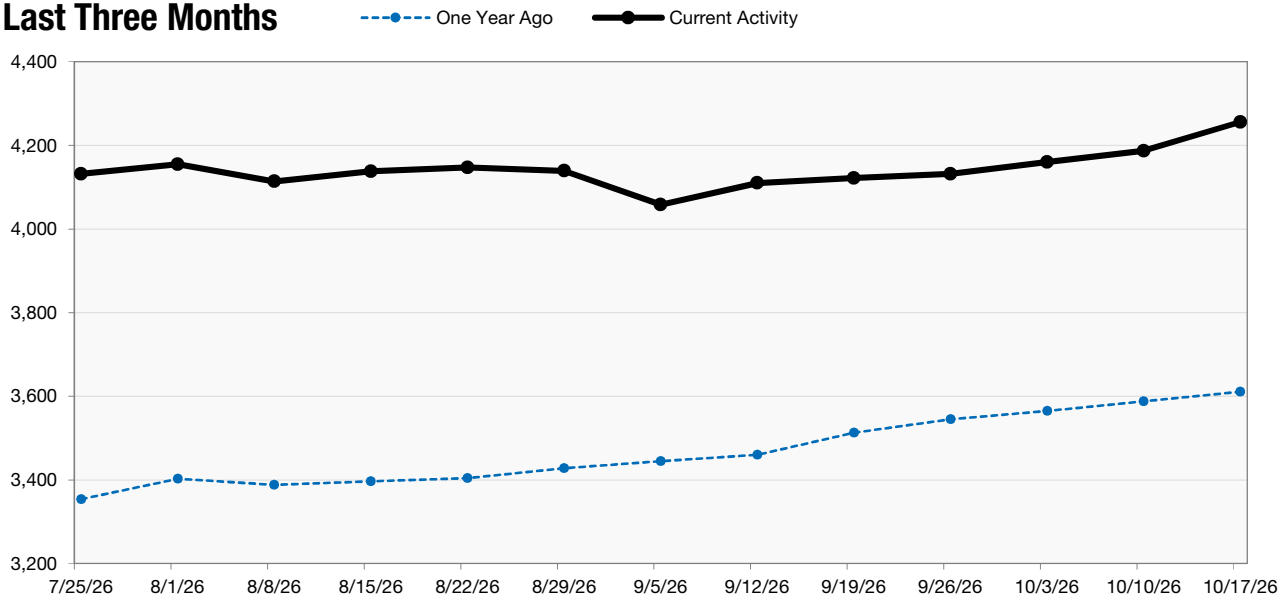


Inventory of Homes for Sale

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	+ / –
7/25/2026	4,132	3,354	+ 23.2%
8/1/2026	4,155	3,403	+ 22.1%
8/8/2026	4,114	3,388	+ 21.4%
8/15/2026	4,138	3,397	+ 21.8%
8/22/2026	4,147	3,404	+ 21.8%
8/29/2026	4,139	3,428	+ 20.7%
9/5/2026	4,058	3,445	+ 17.8%
9/12/2026	4,110	3,460	+ 18.8%
9/19/2026	4,122	3,513	+ 17.3%
9/26/2026	4,132	3,545	+ 16.6%
10/3/2026	4,160	3,565	+ 16.7%
10/10/2026	4,187	3,588	+ 16.7%
10/17/2026	**4,256**	**3,611**	**+ 17.9%**
3-Month Avg	4,142	3,469	+ 19.4%

Historical Inventory Activity

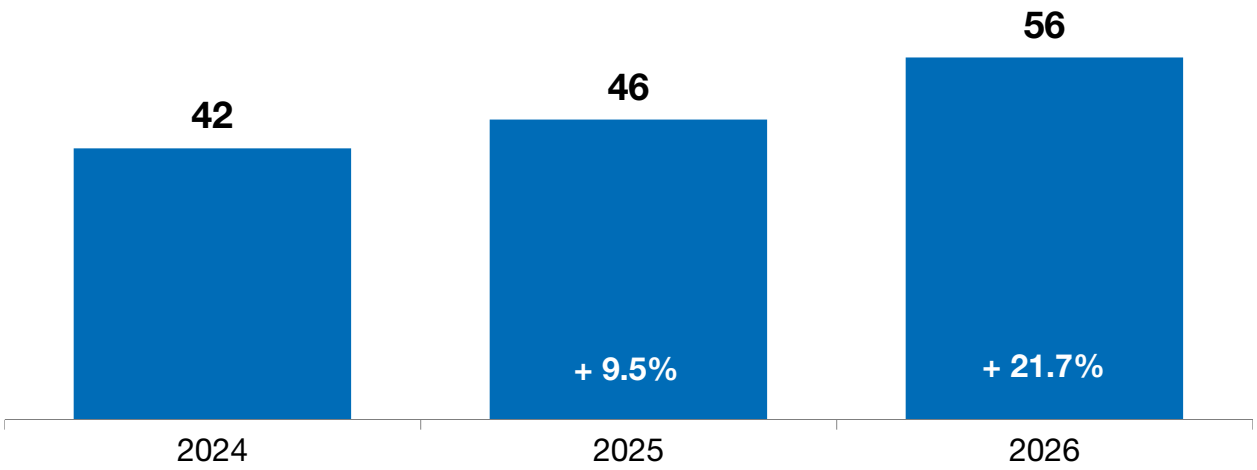


Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

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September



Month	Current Activity	One Year Previous	+ / –
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%
August 2026	55	46	+ 19.6%
September 2026	**56**	**46**	**+ 21.7%**
12-Month Avg	55	48	+ 14.6%

Historical Days on Market Until Sale

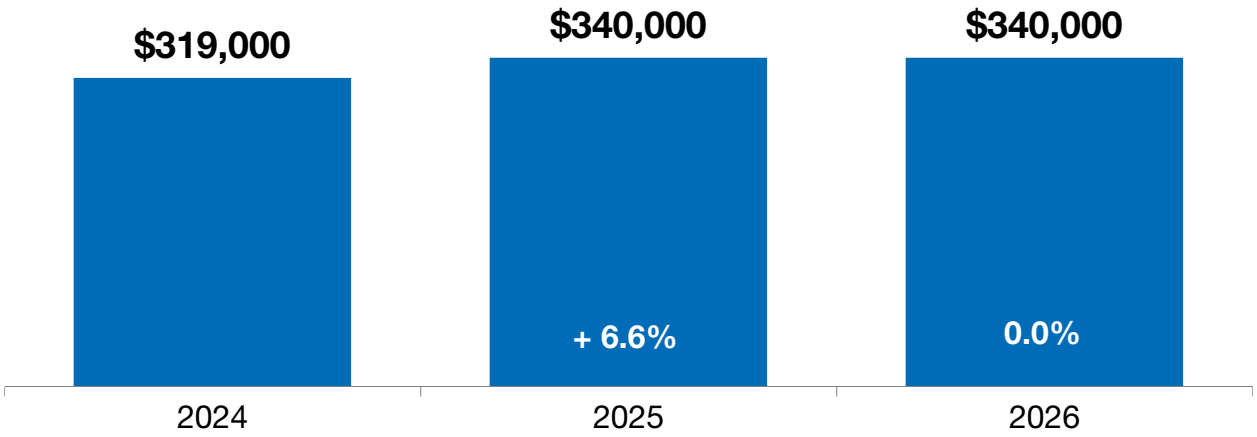


Median Sales Price

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

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September



Month	Current Activity	One Year Previous	+ / –
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	$331,000	- 1.0%
March 2026	$340,500	$332,000	+ 2.6%
April 2026	$339,000	$330,000	+ 2.7%
May 2026	$358,250	$342,478	+ 4.6%
June 2026	$350,000	$346,000	+ 1.2%
July 2026	$355,000	$349,900	+ 1.5%
August 2026	$350,000	$335,000	+ 4.5%
September 2026	**$340,000**	**$340,000**	**0.0%**
12-Month Avg	$345,000	$339,463	+ 1.6%

Historical Median Sales Price

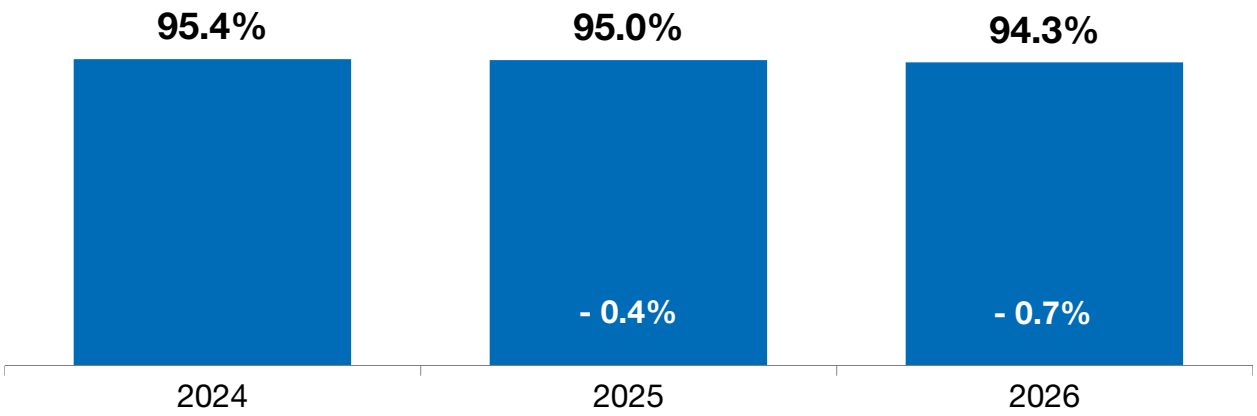


Percent of Original List Price Received

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.

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September



Month	Current Activity	One Year Previous	+ / –
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%
August 2026	95.1%	95.2%	- 0.1%
September 2026	**94.3%**	**95.0%**	**- 0.7%**
12-Month Avg	95.0%	95.5%	- 0.5%

Historical Percent of Original List Price Received

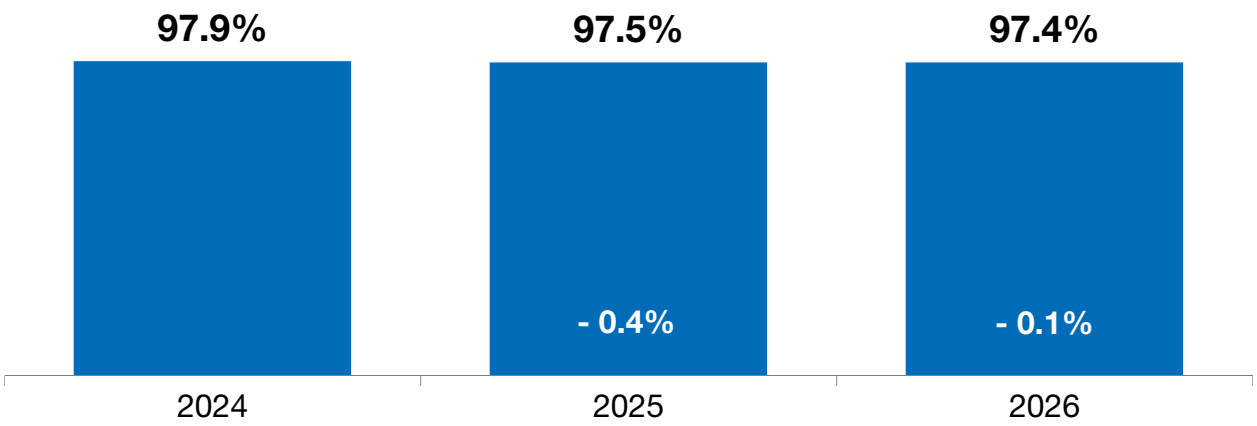


Percent of Last List Price Received

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.

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September



Month	Current Activity	One Year Previous	+ / –
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%
August 2026	97.9%	97.6%	+ 0.3%
September 2026	**97.4%**	**97.5%**	**- 0.1%**
12-Month Avg	97.7%	97.8%	- 0.1%

Historical Percent of Last List Price Received

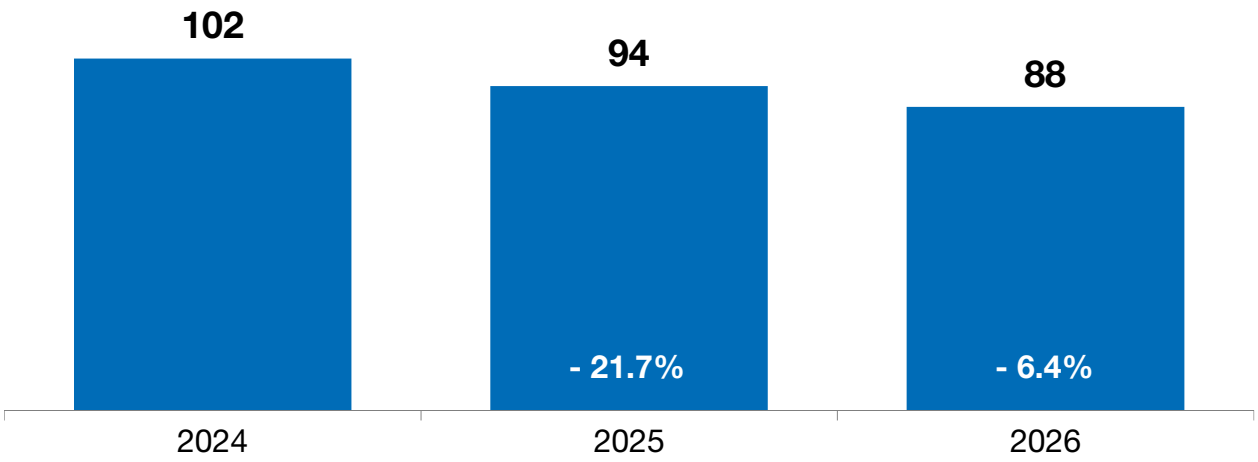


Housing Affordability Index

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.**

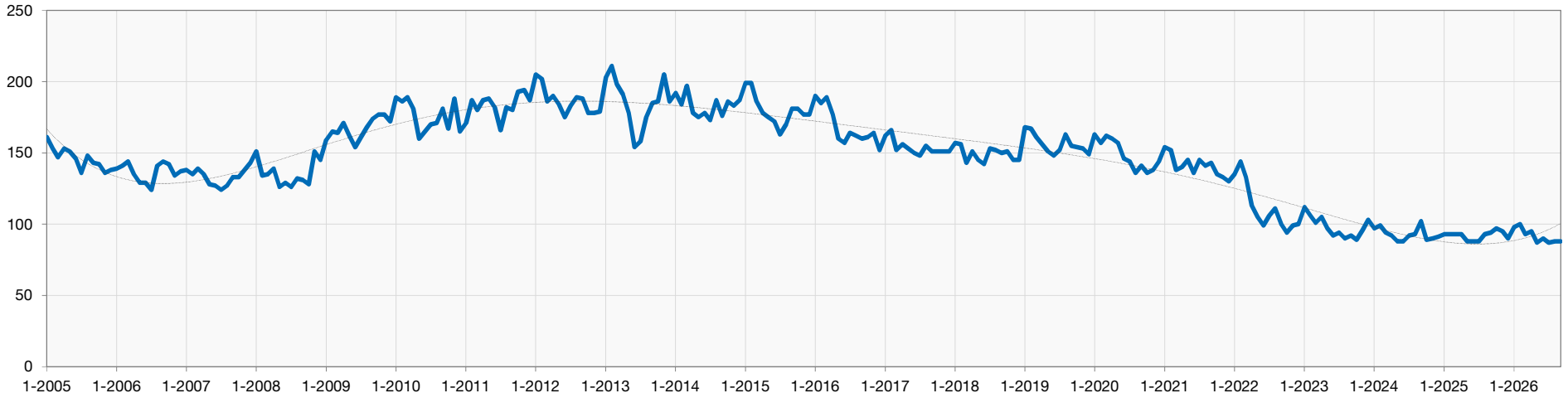
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September



Month	Current Activity	One Year Previous	+ / –
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	87	88	- 1.1%
August 2026	88	93	- 5.4%
September 2026	**88**	**94**	**- 6.4%**
12-Month Avg	92	91	+ 1.1%

Historical Housing Affordability Index

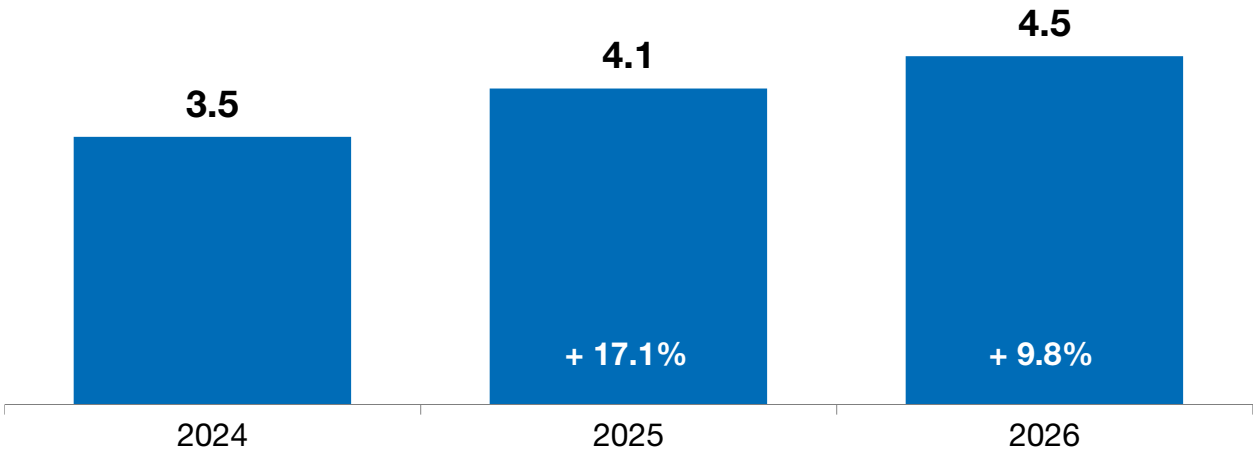


Months Supply of Inventory

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.

GREATER CHATTANOOGA REALTORS®

September



Month	Current Activity	One Year Previous	+ / –
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%
August 2026	4.4	4.0	+ 10.0%
September 2026	**4.5**	**4.1**	**+ 9.8%**
12-Month Avg	4.2	3.6	+ 16.7%

Historical Months Supply of Inventory

