Weekly Market Activity Report

GREATER CHATTANOOGA REALTORS®

For Week Ending November 14, 2026

Data current as of November 23, 2026

Total housing inventory was 1.59 million units in October, up 1.3% from September and 4.6% from a year earlier, equal to a 5.1-month supply, according to the National Association of REALTORS® (NAR). The median existing-home price was $416,700, up 0.4% from $414,900 one year ago, the 40th consecutive month of year-over-year price increases. Existing-home sales decreased 5.5% from September and 8.8% from a year earlier to a seasonally adjusted annual rate of 3.75 million.

In the Chattanooga region, for the week ending November 14:

- New Listings increased 7.0% to 276
- Pending Sales decreased 15.2% to 162
- Inventory increased 15.7% to 4,204

For the month of October:

- Median Sales Price increased 1.5% to $335,000
- Days on Market increased 14.3% to 56
- Percent of Original List Price Received decreased 0.9% to 94.5%
- Months Supply of Inventory increased 11.9% to 4.7

Quick Facts

+ 7.0%	- 15.2%	+ 15.7%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

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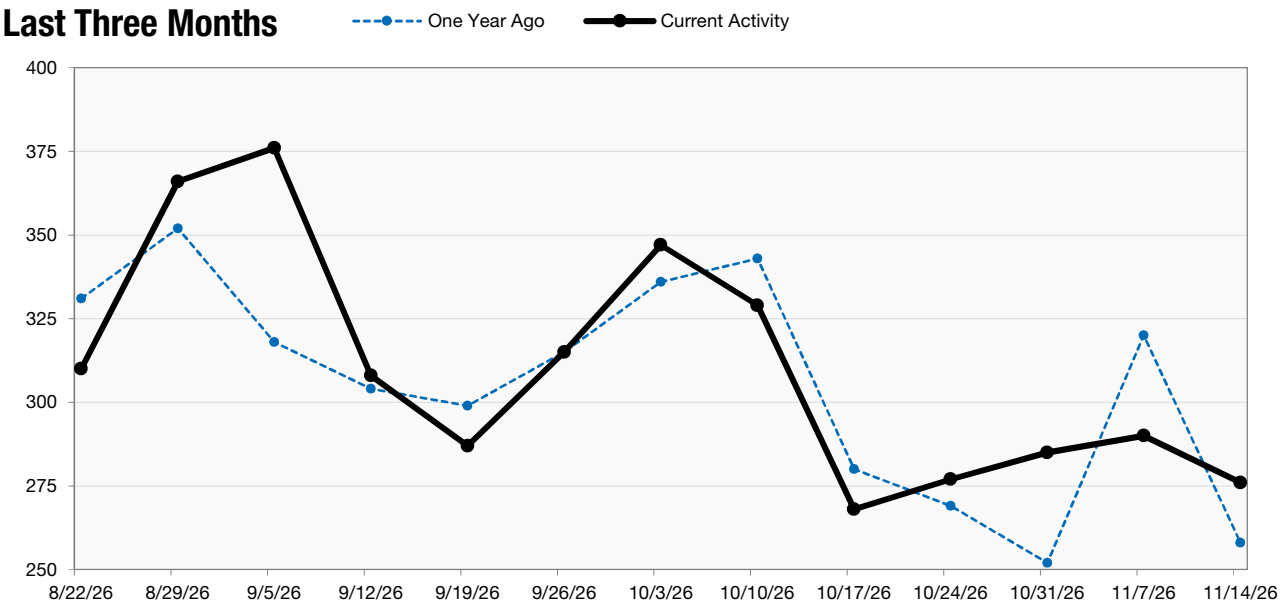
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New Listings

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

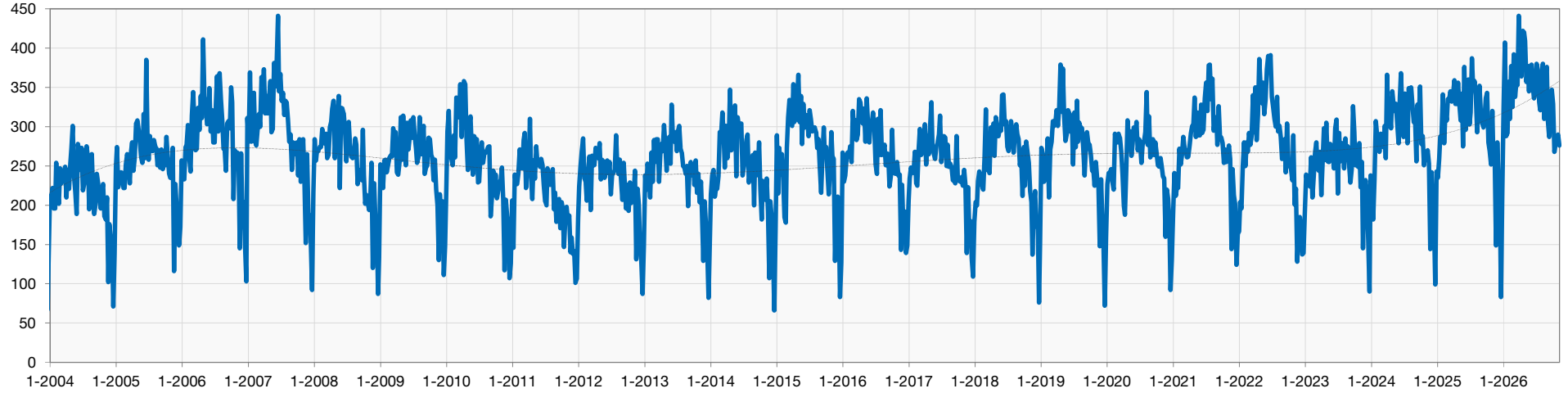
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Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/22/2026	310	331	- 6.3%
8/29/2026	366	352	+ 4.0%
9/5/2026	376	318	+ 18.2%
9/12/2026	308	304	+ 1.3%
9/19/2026	287	299	- 4.0%
9/26/2026	315	315	0.0%
10/3/2026	347	336	+ 3.3%
10/10/2026	329	343	- 4.1%
10/17/2026	268	280	- 4.3%
10/24/2026	277	269	+ 3.0%
10/31/2026	285	252	+ 13.1%
11/7/2026	290	320	- 9.4%
11/14/2026	**276**	**258**	**+ 7.0%**
3-Month Total	4,034	3,977	+ 1.4%

Historical New Listing Activity

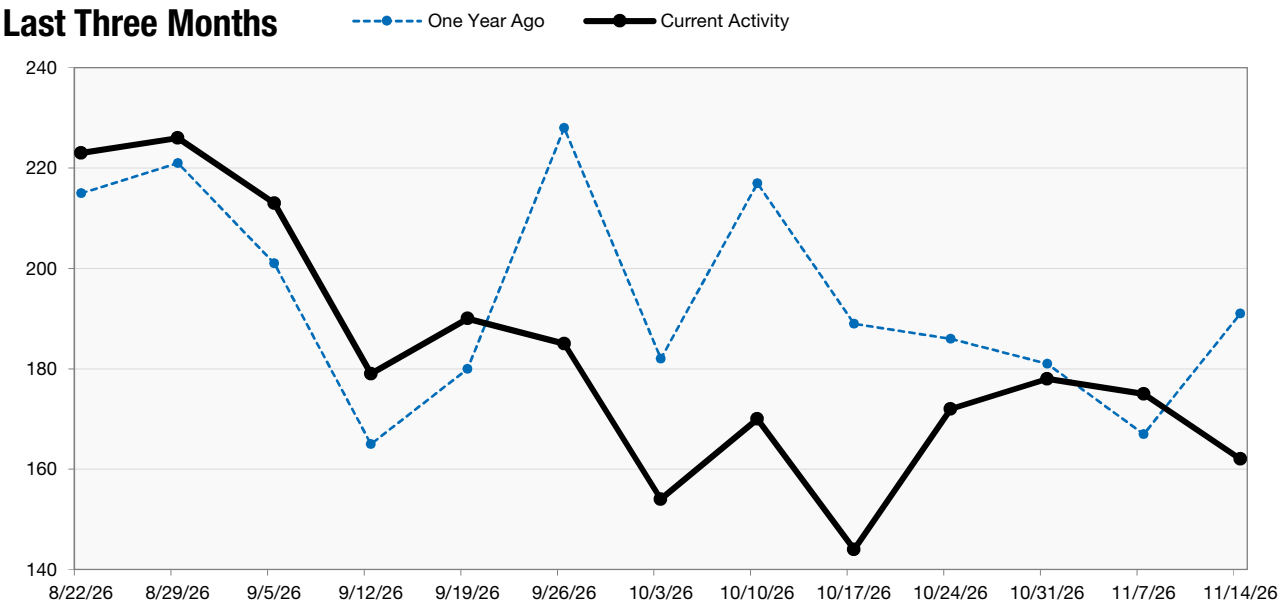


Pending Sales

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

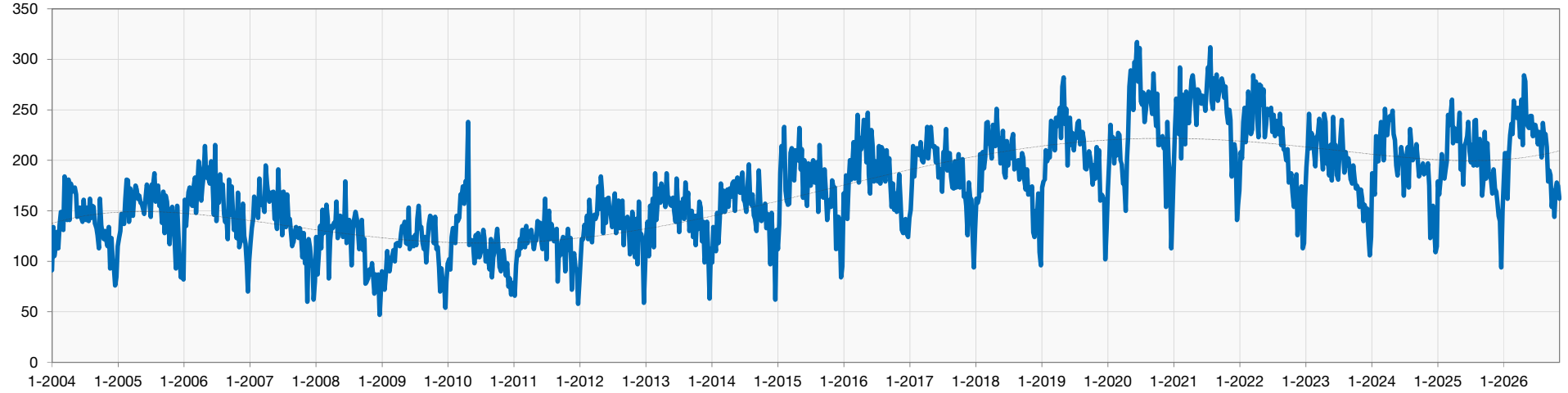
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Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/22/2026	223	215	+ 3.7%
8/29/2026	226	221	+ 2.3%
9/5/2026	213	201	+ 6.0%
9/12/2026	179	165	+ 8.5%
9/19/2026	190	180	+ 5.6%
9/26/2026	185	228	- 18.9%
10/3/2026	154	182	- 15.4%
10/10/2026	170	217	- 21.7%
10/17/2026	144	189	- 23.8%
10/24/2026	172	186	- 7.5%
10/31/2026	178	181	- 1.7%
11/7/2026	175	167	+ 4.8%
11/14/2026	**162**	**191**	**- 15.2%**
3-Month Total	2,371	2,523	- 6.0%

Historical Pending Sales Activity

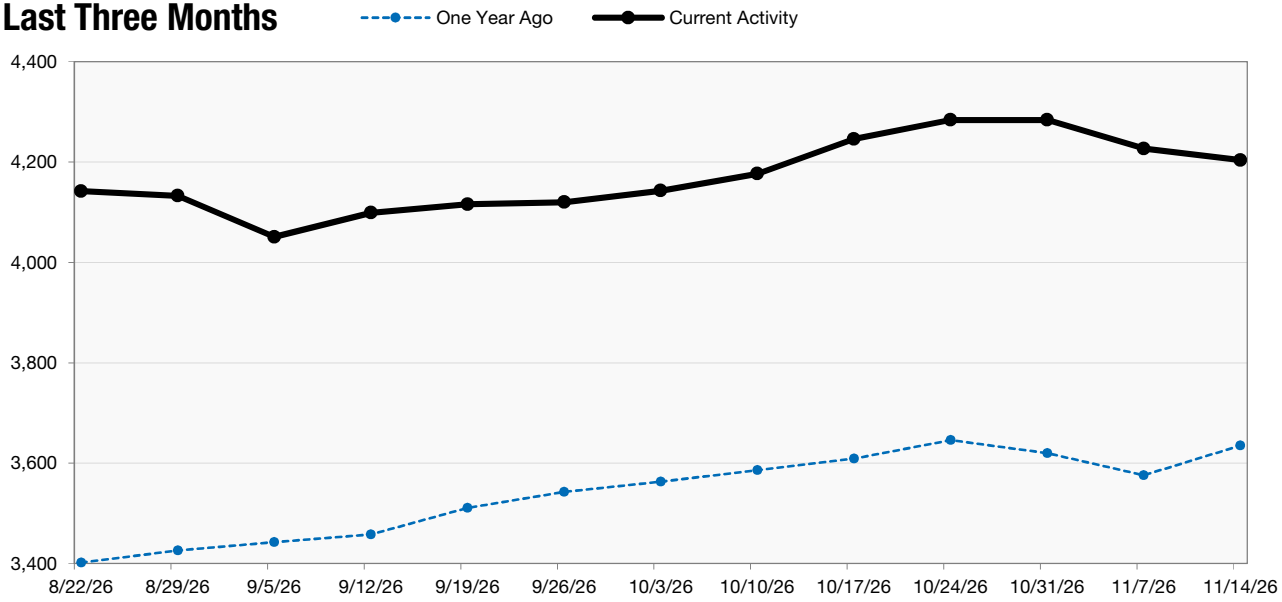


Inventory of Homes for Sale

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	+ / –
8/22/2026	4,142	3,402	+ 21.8%
8/29/2026	4,133	3,426	+ 20.6%
9/5/2026	4,051	3,443	+ 17.7%
9/12/2026	4,099	3,458	+ 18.5%
9/19/2026	4,116	3,511	+ 17.2%
9/26/2026	4,120	3,543	+ 16.3%
10/3/2026	4,143	3,563	+ 16.3%
10/10/2026	4,177	3,586	+ 16.5%
10/17/2026	4,246	3,609	+ 17.7%
10/24/2026	4,284	3,646	+ 17.5%
10/31/2026	4,284	3,620	+ 18.3%
11/7/2026	4,227	3,576	+ 18.2%
11/14/2026	**4,204**	**3,635**	**+ 15.7%**
3-Month Avg	4,171	3,540	+ 17.8%

Historical Inventory Activity

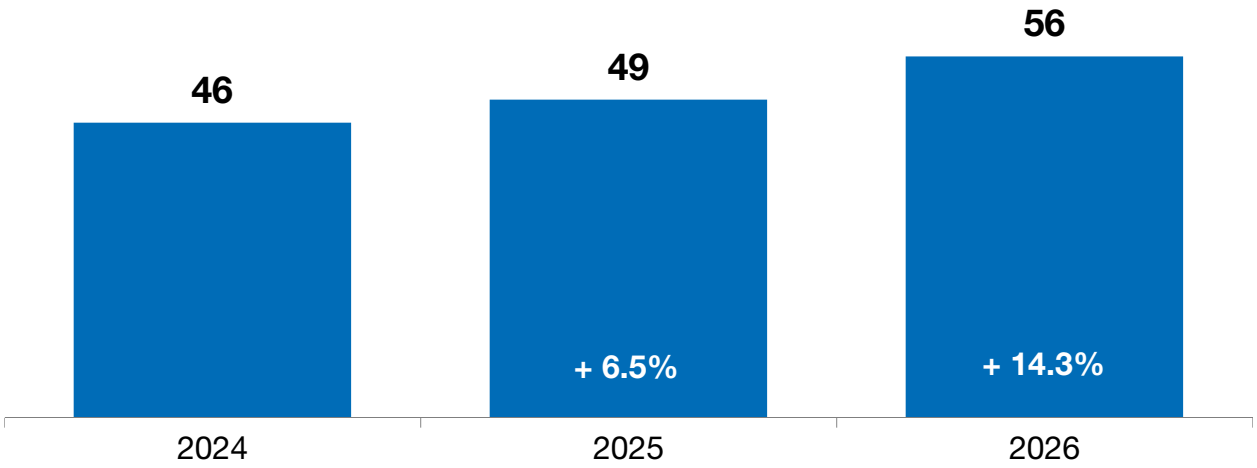


Days on Market Until Sale

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

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October



Month	Current Activity	One Year Previous	+ / –
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	50	50	0.0%
July 2026	48	49	- 2.0%
August 2026	55	46	+ 19.6%
September 2026	56	46	+ 21.7%
October 2026	**56**	**49**	**+ 14.3%**
12-Month Avg	55	49	+ 12.2%

Historical Days on Market Until Sale

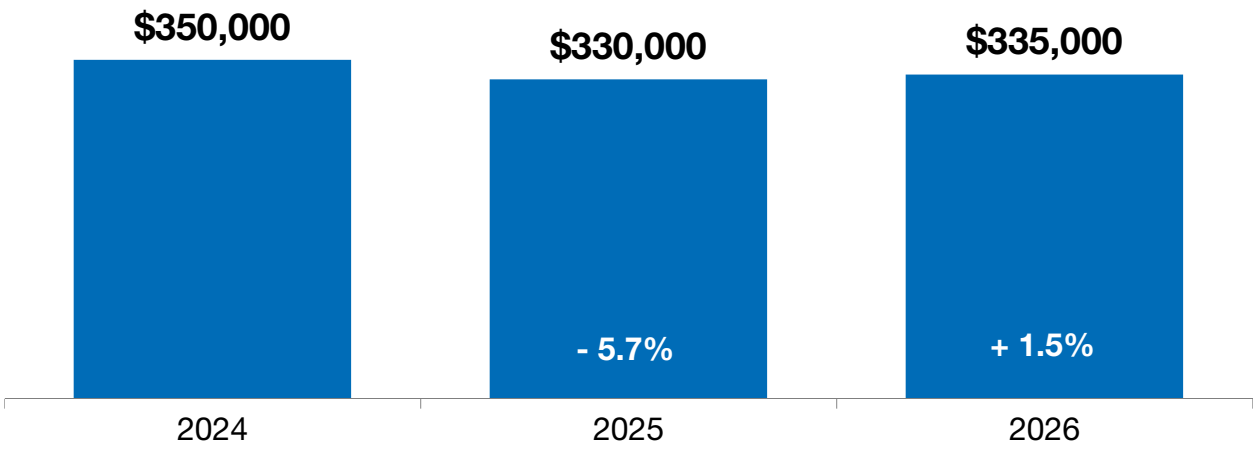


Median Sales Price

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

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October



Month	Current Activity	One Year Previous	+ / –
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	$328,900	$331,000	- 0.6%
March 2026	$340,250	$332,000	+ 2.5%
April 2026	$339,000	$330,000	+ 2.7%
May 2026	$358,000	$342,478	+ 4.5%
June 2026	$350,000	$346,000	+ 1.2%
July 2026	$355,000	$349,900	+ 1.5%
August 2026	$349,950	$335,000	+ 4.5%
September 2026	$340,000	$340,000	0.0%
October 2026	**$335,000**	**$330,000**	**+ 1.5%**
12-Month Avg	$345,000	$336,950	+ 2.4%

Historical Median Sales Price

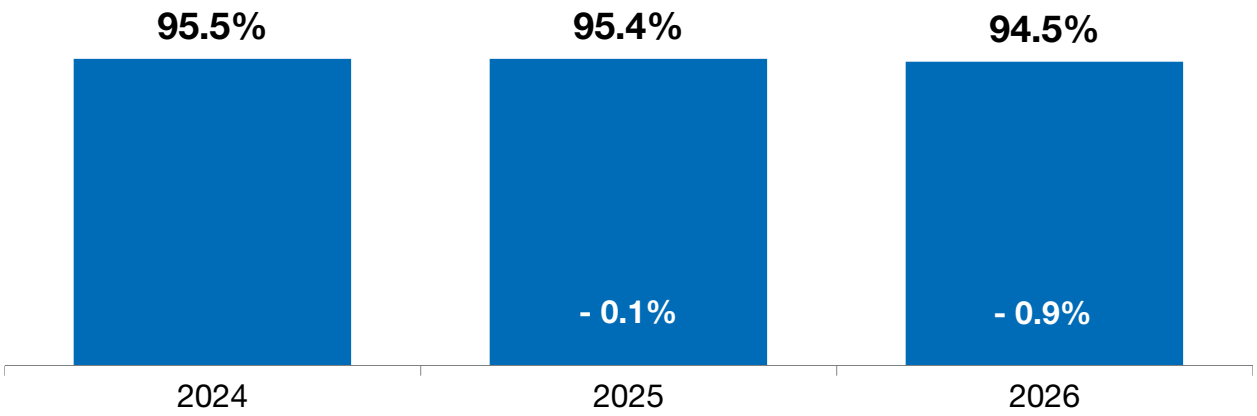


Percent of Original List Price Received

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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October



Month	Current Activity	One Year Previous	+ / –
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%
October 2026	**94.5%**	**95.4%**	**- 0.9%**
12-Month Avg	95.0%	95.5%	- 0.5%

Historical Percent of Original List Price Received

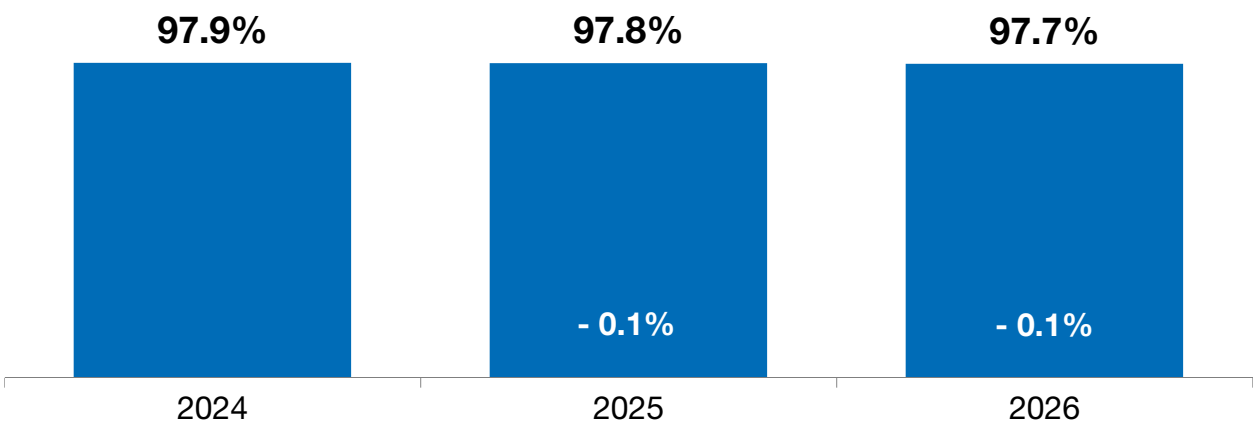


Percent of Last List Price Received

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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October



Month	Current Activity	One Year Previous	+ / –
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%
October 2026	**97.7%**	**97.8%**	**- 0.1%**
12-Month Avg	97.7%	97.8%	- 0.1%

Historical Percent of Last List Price Received

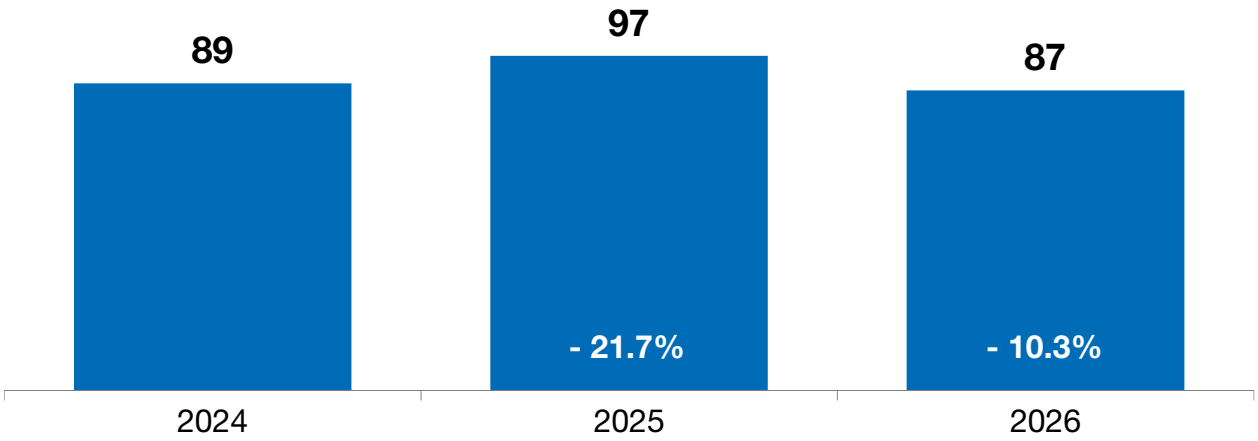


Housing Affordability Index

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.**

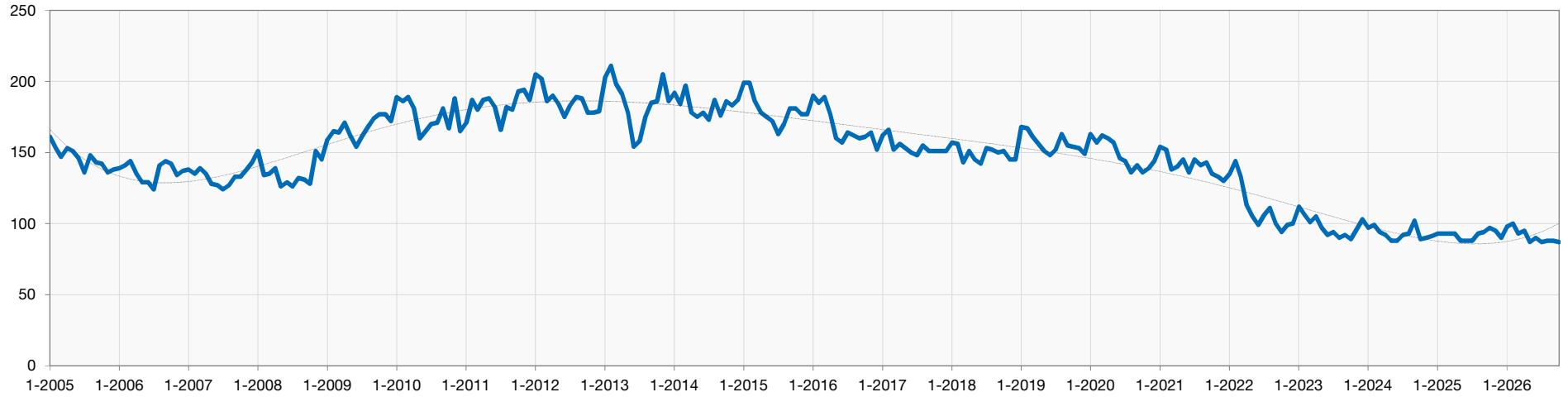
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October



Month	Current Activity	One Year Previous	+ / –
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%
October 2026	**87**	**97**	**- 10.3%**
12-Month Avg	92	92	0.0%

Historical Housing Affordability Index

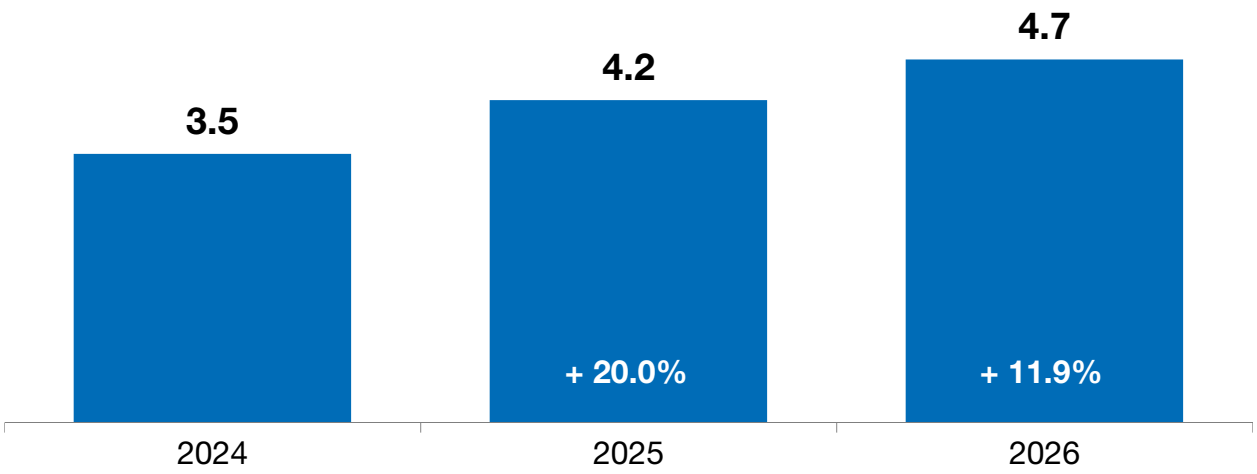


Months Supply of Inventory

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.

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October



Month	Current Activity	One Year Previous	+ / –
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%
October 2026	**4.7**	**4.2**	**+ 11.9%**
12-Month Avg	4.2	3.6	+ 16.7%

Historical Months Supply of Inventory

