

Annual Report on the Greater Chattanooga Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY FOR
GREATER CHATTANOOGA REALTORS®



GREATER
CHATTANOOGA
REALTORS®

2018

Change from 2017:

+ 3.2%

New Listings

+ 1.8%

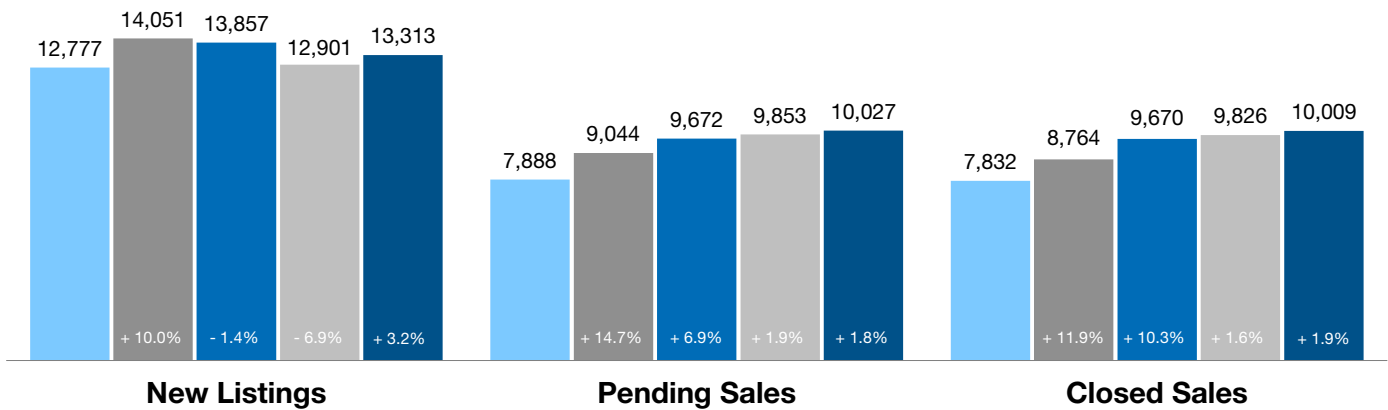
Pending Sales

+ 1.9%

Closed Sales

Annual Market Activity

■ 2014 ■ 2015 ■ 2016 ■ 2017 ■ 2018



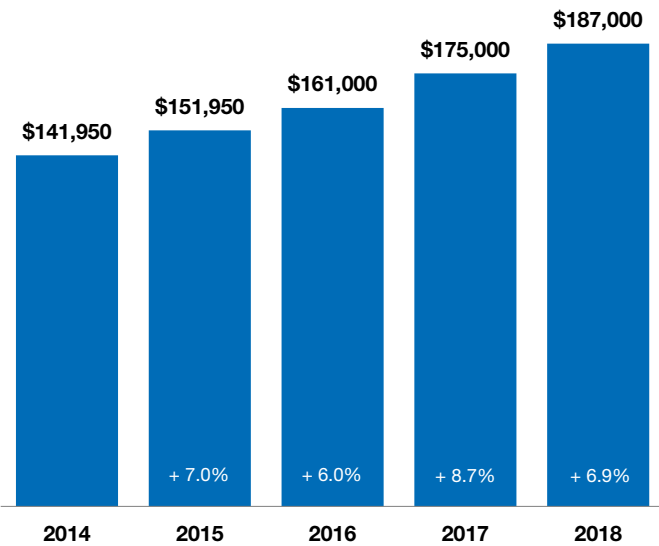
\$187,000

Median Sales Price in 2018

+ 6.9%

Change from 2017

Median Sales Price



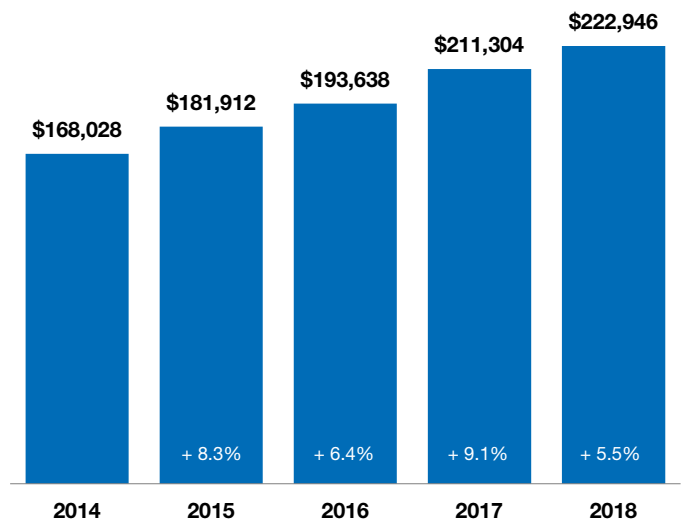
\$222,946

Avg. Sales Price in 2018

+ 5.5%

Change from 2017

Average Sales Price



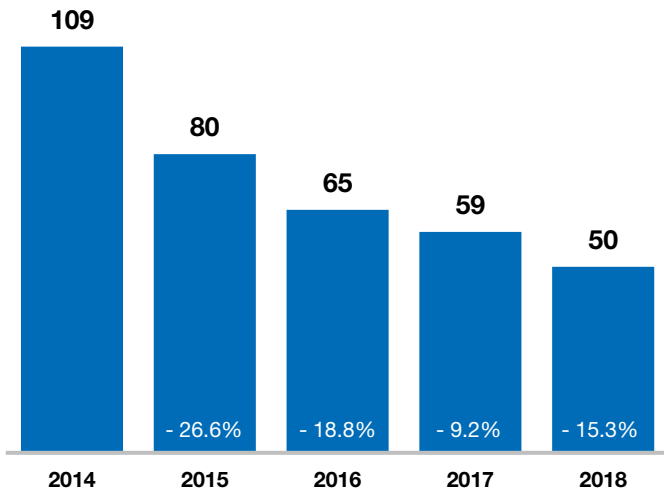
50

Days on Market in 2018

- 15.3%

Change from 2017

Days on Market Until Sale



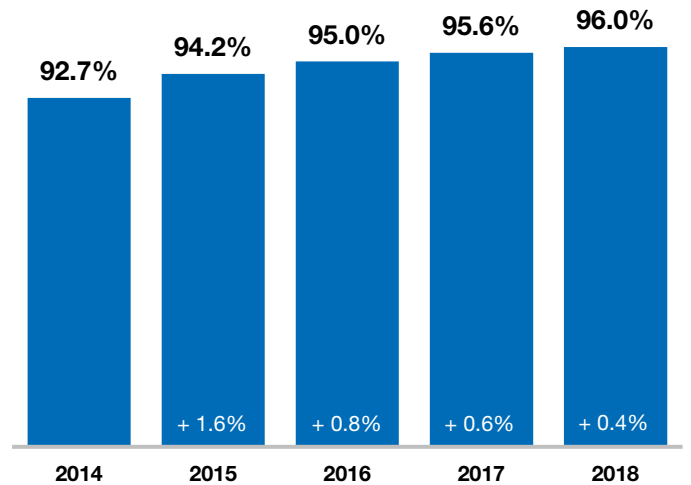
96.0%

Pct. of Orig. Price Received in 2018

+ 0.4%

Change from 2017

Pct. of Orig. Price Received



3.1

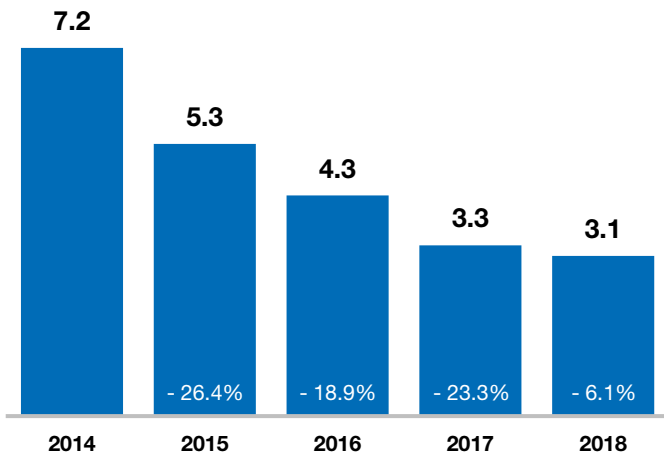
Months Supply in 2018

- 6.1%

Change from 2017

Months Supply of Inventory

At the end of each year



2,615

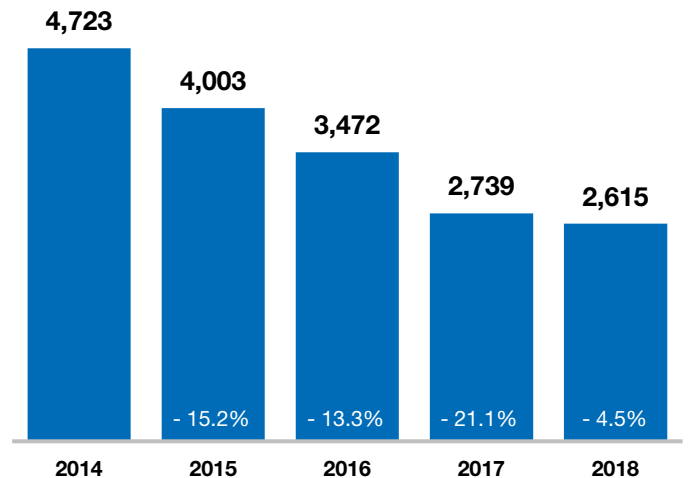
Homes for Sale in 2018

- 4.5%

Change from 2017

Inventory of Homes for Sale

At the end of each year



2018 Annual Report on the Greater Chattanooga Housing Market



	New Listings			Closed Sales		
	2017	2018	Percentage Change	2017	2018	Percentage Change
Apison	131	125	- 4.6%	116	83	- 28.4%
Bakewell / Lakesite / Sale Creek / Soddy	550	549	- 0.2%	436	444	+ 1.8%
Bradley County	1,054	1,116	+ 5.9%	815	848	+ 4.0%
Brainerd	360	347	- 3.6%	280	268	- 4.3%
Catoosa County	1,174	1,163	- 0.9%	955	930	- 2.6%
Chattanooga	4,096	4,288	+ 4.7%	3,290	3,245	- 1.4%
Chattooga County	82	93	+ 13.4%	66	64	- 3.0%
Collegedale	1	1	0.0%	1	1	0.0%
Dade County	248	212	- 14.5%	147	138	- 6.1%
Downtown Chattanooga	1,186	1,312	+ 10.6%	926	854	- 7.8%
East Brainerd	1,073	983	- 8.4%	886	805	- 9.1%
East Ridge	21	26	+ 23.8%	23	19	- 17.4%
Hamilton County	7,462	7,822	+ 4.8%	5,997	6,005	+ 0.1%
Harrison / Georgetown	293	335	+ 14.3%	216	246	+ 13.9%
Hixson	839	878	+ 4.6%	733	755	+ 3.0%
Lookout Mountain	72	74	+ 2.8%	55	53	- 3.6%
Marion County	284	331	+ 16.5%	185	229	+ 23.8%
Ooltewah	1,039	1,121	+ 7.9%	832	869	+ 4.4%
Red Bank	10	5	- 50.0%	8	5	- 37.5%
Rhea County	347	348	+ 0.3%	230	250	+ 8.7%
Sequatchie County	246	229	- 6.9%	156	169	+ 8.3%
Signal Mountain	365	349	- 4.4%	255	244	- 4.3%
St. Elmo / High Park / Avondale	178	263	+ 47.8%	137	170	+ 24.1%
Walker County	1,034	1,004	- 2.9%	738	747	+ 1.2%

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	Median Sales Price			Homes for Sale		
	2017	2018	Percentage Change	2017	2018	Percentage Change
Apison	\$332,000	\$354,900	+ 6.9%	30	43	+ 43.3%
Bakewell / Lakesite / Sale Creek / Soddy	\$193,000	\$203,000	+ 5.2%	107	94	- 12.1%
Bradley County	\$179,900	\$184,950	+ 2.8%	219	203	- 7.3%
Brainerd	\$116,500	\$124,000	+ 6.4%	78	56	- 28.2%
Catoosa County	\$155,520	\$165,250	+ 6.3%	198	175	- 11.6%
Chattanooga	\$173,200	\$184,000	+ 6.2%	743	760	+ 2.3%
Chattooga County	\$79,550	\$106,750	+ 34.2%	14	27	+ 92.9%
Collegedale	\$233,000	\$160,900	- 30.9%	0	0	--
Dade County	\$139,250	\$145,980	+ 4.8%	65	55	- 15.4%
Downtown Chattanooga	\$238,960	\$236,000	- 1.2%	240	313	+ 30.4%
East Brainerd	\$203,500	\$213,000	+ 4.7%	174	140	- 19.5%
East Ridge	\$126,500	\$134,900	+ 6.6%	2	4	+ 100.0%
Hamilton County	\$200,000	\$214,000	+ 7.0%	1,400	1,432	+ 2.3%
Harrison / Georgetown	\$172,900	\$179,500	+ 3.8%	57	71	+ 24.6%
Hixson	\$189,900	\$205,000	+ 8.0%	146	103	- 29.5%
Lookout Mountain	\$502,000	\$460,000	- 8.4%	14	14	0.0%
Marion County	\$128,000	\$135,000	+ 5.5%	84	95	+ 13.1%
Ooltewah	\$261,750	\$279,000	+ 6.6%	225	239	+ 6.2%
Red Bank	\$170,000	\$168,500	- 0.9%	3	1	- 66.7%
Rhea County	\$143,100	\$159,950	+ 11.8%	115	91	- 20.9%
Sequatchie County	\$142,950	\$153,000	+ 7.0%	75	56	- 25.3%
Signal Mountain	\$345,000	\$386,000	+ 11.9%	69	86	+ 24.6%
St. Elmo / High Park / Avondale	\$125,000	\$120,000	- 4.0%	33	41	+ 24.2%
Walker County	\$120,000	\$133,596	+ 11.3%	254	216	- 15.0%