

# Weekly Market Activity Report



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## For Week Ending January 18, 2025

Data current as of January 27, 2025

U.S. home prices increased 4.3% year-over-year in the third quarter of 2024, according to the Federal Housing Finance Agency House Price Index Quarterly Report. Home prices were up in 49 states on an annual basis, with prices rising most in Hawaii (10.4%), Delaware (8.5%), and Rhode Island (8.4%). The U.S. housing market has seen positive annual appreciation each quarter since 2012.

In the Chattanooga region, for the week ending January 18:

- New Listings increased 41.8% to 258
- Pending Sales increased 2.3% to 177
- Inventory increased 30.7% to 2,702

For the month of December:

- Median Sales Price increased 12.0% to \$335,950
- Days on Market increased 22.0% to 50
- Percent of Original List Price Received decreased 0.6% to 94.9%
- Months Supply of Inventory increased 29.2% to 3.1

## Quick Facts

**+ 41.8%**

Change in  
New Listings

**+ 2.3%**

Change in  
Pending Sales

**+ 30.7%**

Change in  
Inventory

### Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

### Metrics by Month

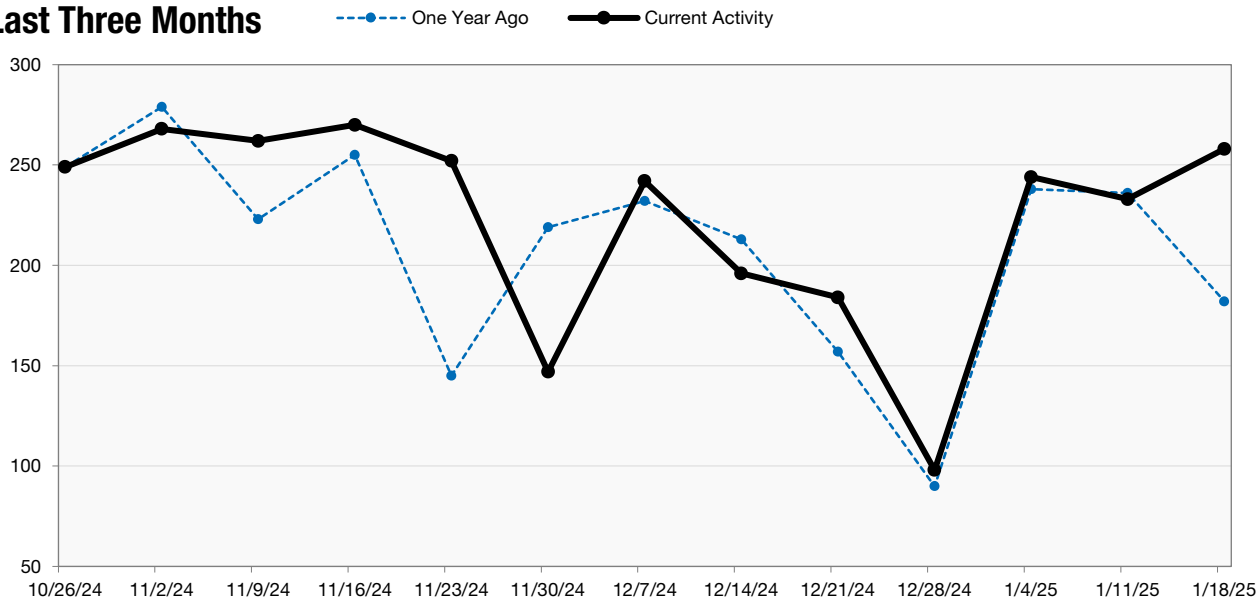
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# New Listings

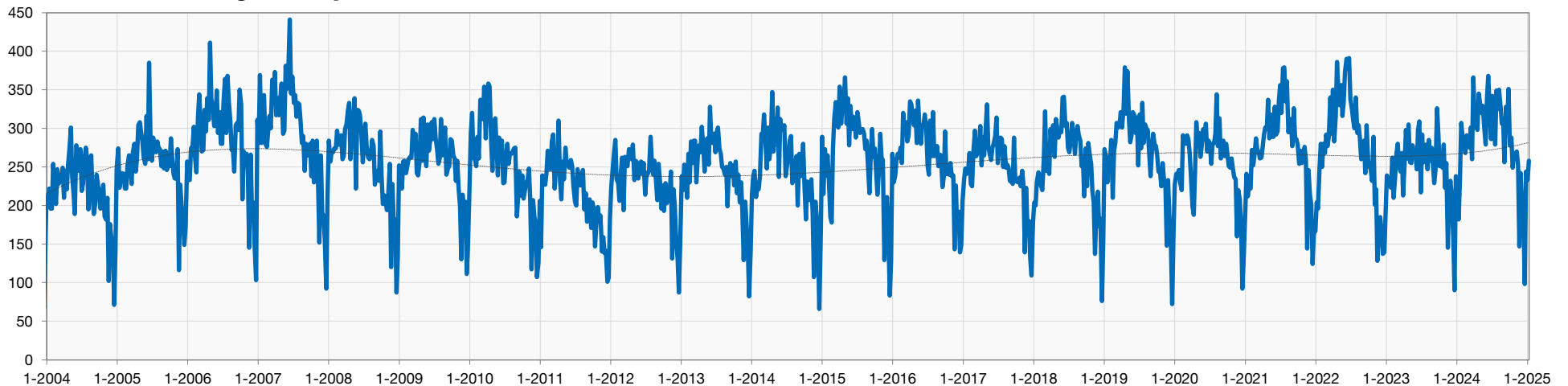
A count of the properties that have been newly listed on the market in a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/26/2024	249	249	0.0%
11/2/2024	268	279	- 3.9%
11/9/2024	262	223	+ 17.5%
11/16/2024	270	255	+ 5.9%
11/23/2024	252	145	+ 73.8%
11/30/2024	147	219	- 32.9%
12/7/2024	242	232	+ 4.3%
12/14/2024	196	213	- 8.0%
12/21/2024	184	157	+ 17.2%
12/28/2024	98	90	+ 8.9%
1/4/2025	244	238	+ 2.5%
1/11/2025	233	236	- 1.3%
<b>1/18/2025</b>	<b>258</b>	<b>182</b>	<b>+ 41.8%</b>
<b>3-Month Total</b>	<b>2,903</b>	<b>2,718</b>	<b>+ 6.8%</b>

## Historical New Listing Activity



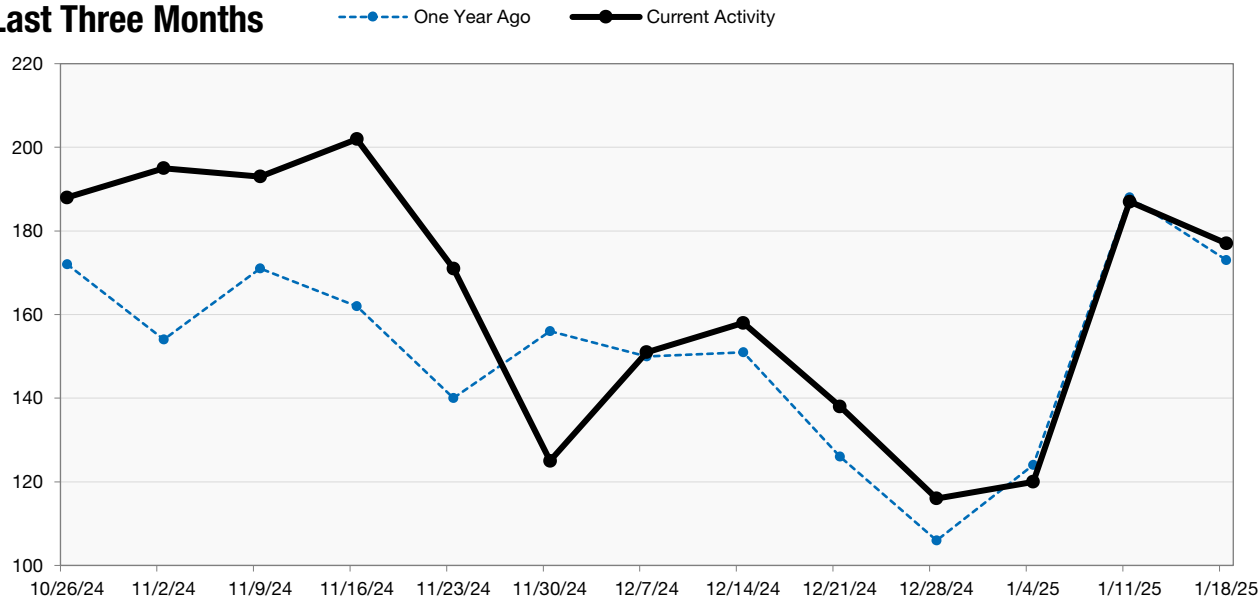
# Pending Sales

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



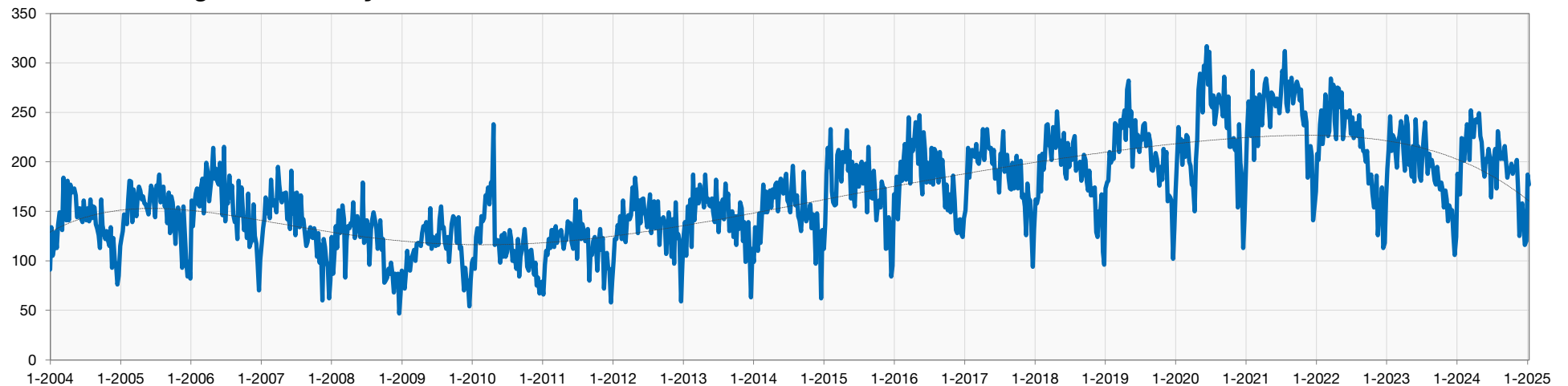
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## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/26/2024	188	172	+ 9.3%
11/2/2024	195	154	+ 26.6%
11/9/2024	193	171	+ 12.9%
11/16/2024	202	162	+ 24.7%
11/23/2024	171	140	+ 22.1%
11/30/2024	125	156	- 19.9%
12/7/2024	151	150	+ 0.7%
12/14/2024	158	151	+ 4.6%
12/21/2024	138	126	+ 9.5%
12/28/2024	116	106	+ 9.4%
1/4/2025	120	124	- 3.2%
1/11/2025	187	188	- 0.5%
<b>1/18/2025</b>	<b>177</b>	<b>173</b>	<b>+ 2.3%</b>
<b>3-Month Total</b>	<b>2,121</b>	<b>1,973</b>	<b>+ 7.5%</b>

## Historical Pending Sales Activity



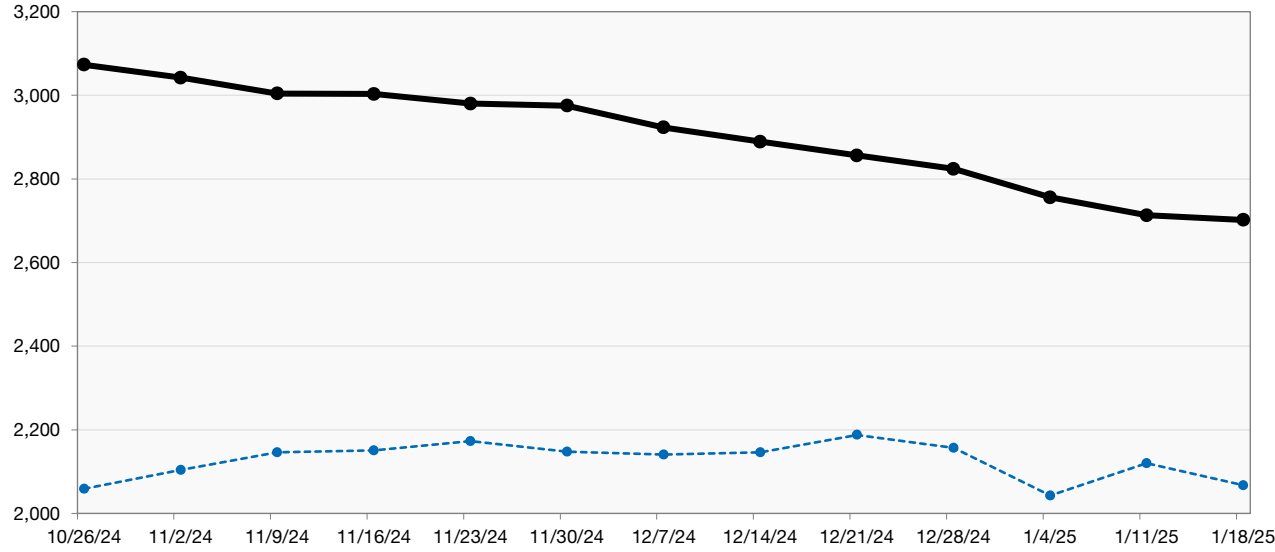
# Inventory of Homes for Sale

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	+ / -
10/26/2024	3,073	2,059	+ 49.2%
11/2/2024	3,042	2,104	+ 44.6%
11/9/2024	3,004	2,146	+ 40.0%
11/16/2024	3,003	2,151	+ 39.6%
11/23/2024	2,980	2,173	+ 37.1%
11/30/2024	2,975	2,148	+ 38.5%
12/7/2024	2,923	2,141	+ 36.5%
12/14/2024	2,889	2,146	+ 34.6%
12/21/2024	2,856	2,188	+ 30.5%
12/28/2024	2,824	2,157	+ 30.9%
1/4/2025	2,756	2,043	+ 34.9%
1/11/2025	2,713	2,120	+ 28.0%
<b>1/18/2025</b>	<b>2,702</b>	<b>2,067</b>	<b>+ 30.7%</b>
<b>3-Month Avg</b>	<b>2,903</b>	<b>2,126</b>	<b>+ 36.5%</b>

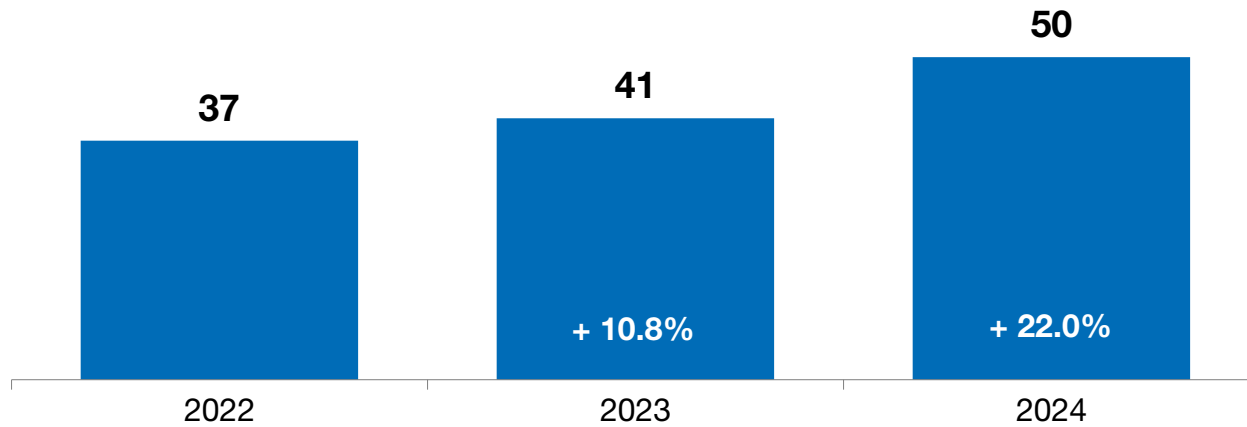
## Historical Inventory Activity



# 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.

## December



Month	Current Activity	One Year Previous	+ / -
January 2024	45	42	+ 7.1%
February 2024	47	45	+ 4.4%
March 2024	51	42	+ 21.4%
April 2024	42	41	+ 2.4%
May 2024	34	39	- 12.8%
June 2024	39	34	+ 14.7%
July 2024	39	35	+ 11.4%
August 2024	38	35	+ 8.6%
September 2024	42	35	+ 20.0%
October 2024	46	35	+ 31.4%
November 2024	44	40	+ 10.0%
<b>December 2024</b>	<b>50</b>	<b>41</b>	<b>+ 22.0%</b>
12-Month Avg	43	38	+ 13.2%

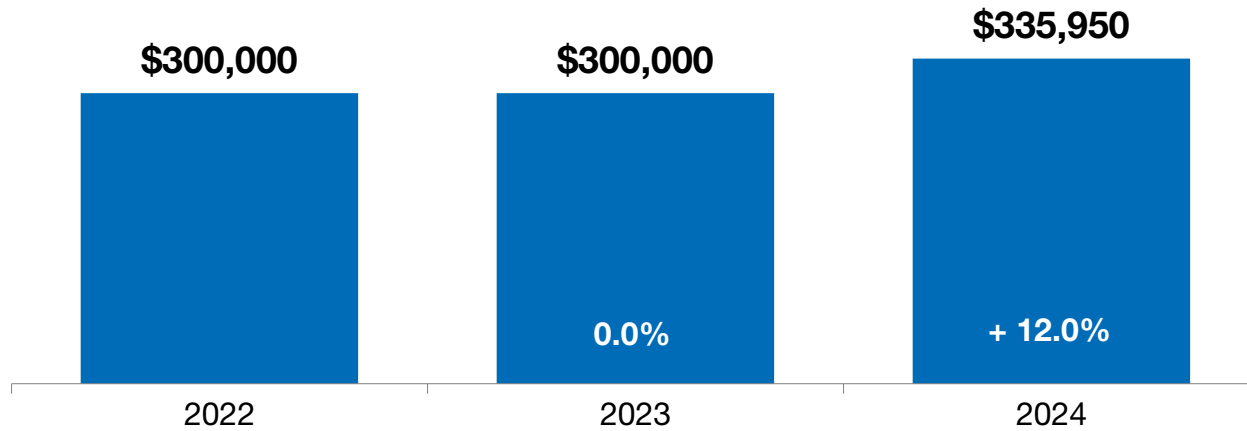
## Historical Days on Market Until Sale



# Median Sales Price

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

## December



Month	Current Activity	One Year Previous	+ / -
January 2024	\$319,950	\$289,900	+ 10.4%
February 2024	\$305,000	\$296,568	+ 2.8%
March 2024	\$325,000	\$315,000	+ 3.2%
April 2024	\$320,552	\$300,000	+ 6.9%
May 2024	\$340,737	\$321,878	+ 5.9%
June 2024	\$345,625	\$335,000	+ 3.2%
July 2024	\$329,900	\$325,000	+ 1.5%
August 2024	\$340,000	\$330,000	+ 3.0%
September 2024	\$318,970	\$320,000	- 0.3%
October 2024	\$350,000	\$314,900	+ 11.1%
November 2024	\$339,900	\$306,000	+ 11.1%
<b>December 2024</b>	<b>\$335,950</b>	<b>\$300,000</b>	<b>+ 12.0%</b>
12-Month Avg	\$330,000	\$315,000	+ 4.8%

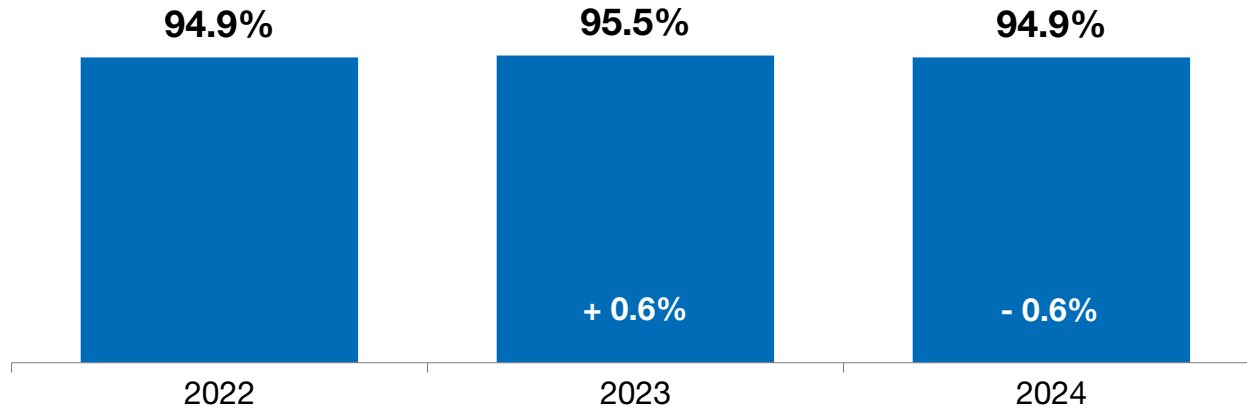
## Historical Median Sales Price



# 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.

## December



Month	Current Activity	One Year Previous	+ / -
January 2024	96.3%	94.8%	+ 1.6%
February 2024	96.0%	96.1%	- 0.1%
March 2024	96.7%	97.2%	- 0.5%
April 2024	96.8%	97.5%	- 0.7%
May 2024	97.3%	97.1%	+ 0.2%
June 2024	97.1%	97.4%	- 0.3%
July 2024	96.3%	97.6%	- 1.3%
August 2024	96.1%	97.2%	- 1.1%
September 2024	95.4%	96.8%	- 1.4%
October 2024	95.5%	96.5%	- 1.0%
November 2024	95.2%	96.1%	- 0.9%
<b>December 2024</b>	<b>94.9%</b>	<b>95.5%</b>	<b>- 0.6%</b>
12-Month Avg	96.2%	96.8%	- 0.6%

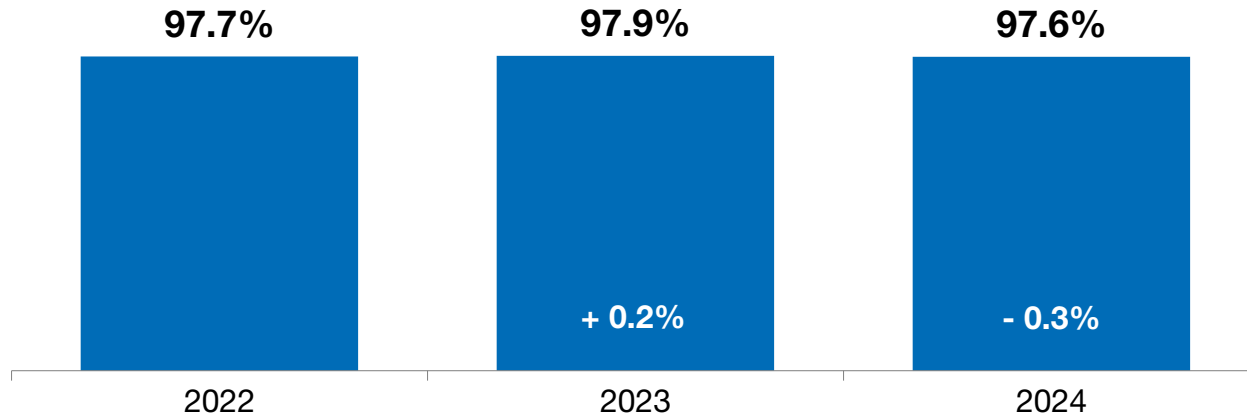
## Historical Percent of Original List Price Received



# 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.

## December



Month	Current Activity	One Year Previous	+ / -
January 2024	98.0%	97.5%	+ 0.5%
February 2024	98.0%	98.5%	- 0.5%
March 2024	98.4%	99.0%	- 0.6%
April 2024	98.6%	99.0%	- 0.4%
May 2024	98.8%	98.5%	+ 0.3%
June 2024	98.8%	98.7%	+ 0.1%
July 2024	98.4%	99.2%	- 0.8%
August 2024	98.0%	98.7%	- 0.7%
September 2024	97.9%	98.7%	- 0.8%
October 2024	98.0%	98.3%	- 0.3%
November 2024	97.9%	98.2%	- 0.3%
<b>December 2024</b>	<b>97.6%</b>	<b>97.9%</b>	<b>- 0.3%</b>
12-Month Avg	98.2%	98.6%	- 0.4%

## Historical Percent of Last List Price Received

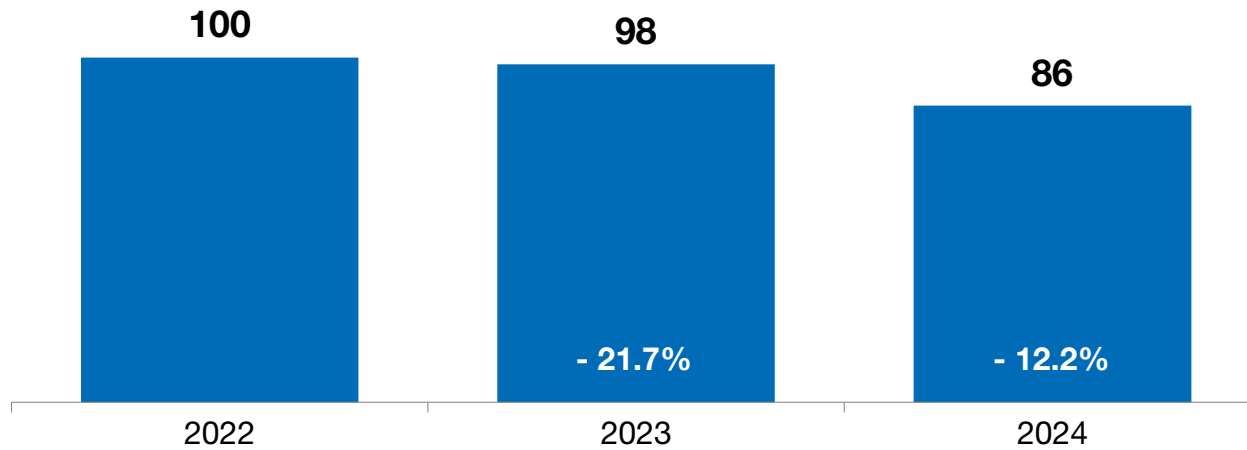




# Housing Affordability Index

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.**

## December



Month	Current Activity	One Year Previous	+ / -
January 2024	92	106	- 13.2%
February 2024	94	101	- 6.9%
March 2024	89	96	- 7.3%
April 2024	88	100	- 12.0%
May 2024	84	92	- 8.7%
June 2024	84	87	- 3.4%
July 2024	87	89	- 2.2%
August 2024	88	85	+ 3.5%
September 2024	96	87	+ 10.3%
October 2024	84	85	- 1.2%
November 2024	85	91	- 6.6%
<b>December 2024</b>	<b>86</b>	<b>98</b>	<b>- 12.2%</b>
12-Month Avg	88	93	- 5.4%

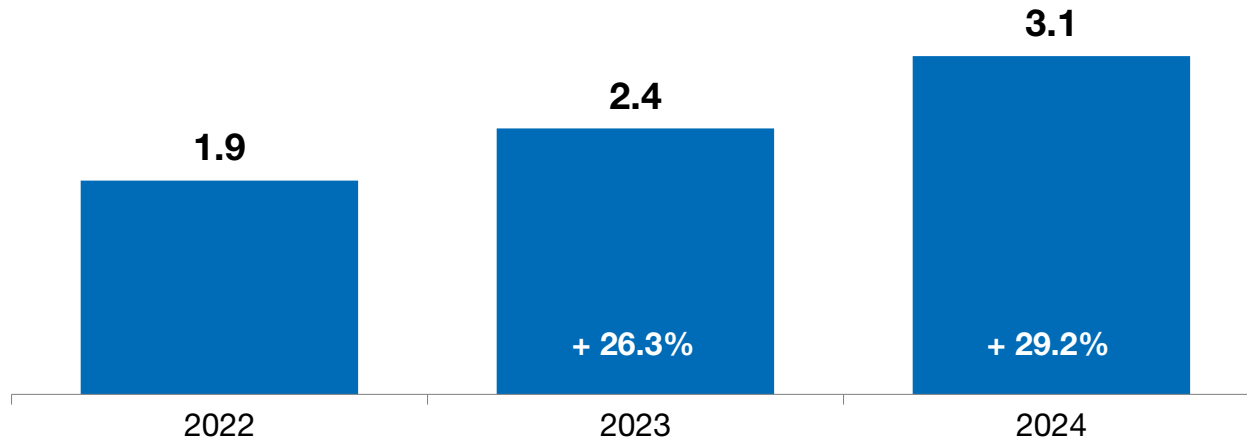
## Historical Housing Affordability Index



# 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.

## December



Month	Current Activity	One Year Previous	+ / -
January 2024	2.4	1.8	+ 33.3%
February 2024	2.5	1.7	+ 47.1%
March 2024	2.5	1.7	+ 47.1%
April 2024	2.5	1.7	+ 47.1%
May 2024	2.8	1.9	+ 47.4%
June 2024	3.0	2.1	+ 42.9%
July 2024	3.2	2.0	+ 60.0%
August 2024	3.4	2.1	+ 61.9%
September 2024	3.5	2.3	+ 52.2%
October 2024	3.5	2.5	+ 40.0%
November 2024	3.4	2.5	+ 36.0%
<b>December 2024</b>	<b>3.1</b>	<b>2.4</b>	<b>+ 29.2%</b>
12-Month Avg	3.0	2.1	+ 42.9%

## Historical Months Supply of Inventory

