

GREATER
CHATTANOOGA
TENNESSEE

GREATER CHATTANOOGA SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: \$700,000

LUXURY INVENTORY VS. SALES | APRIL 2026

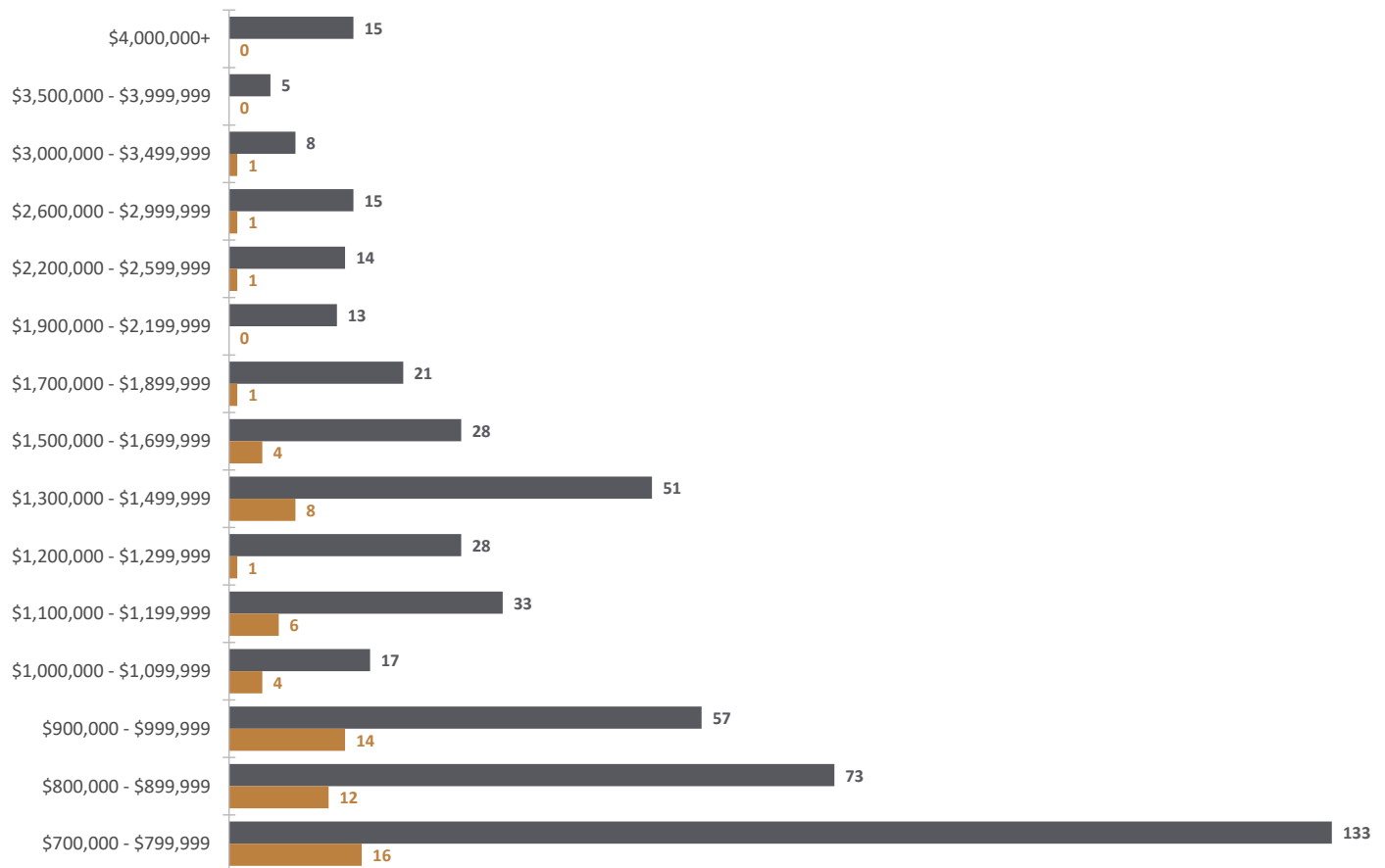
Total Inventory: 511

Total Sales: 69

Total Sales Ratio²: 14%

Balanced Market

Inventory Sales



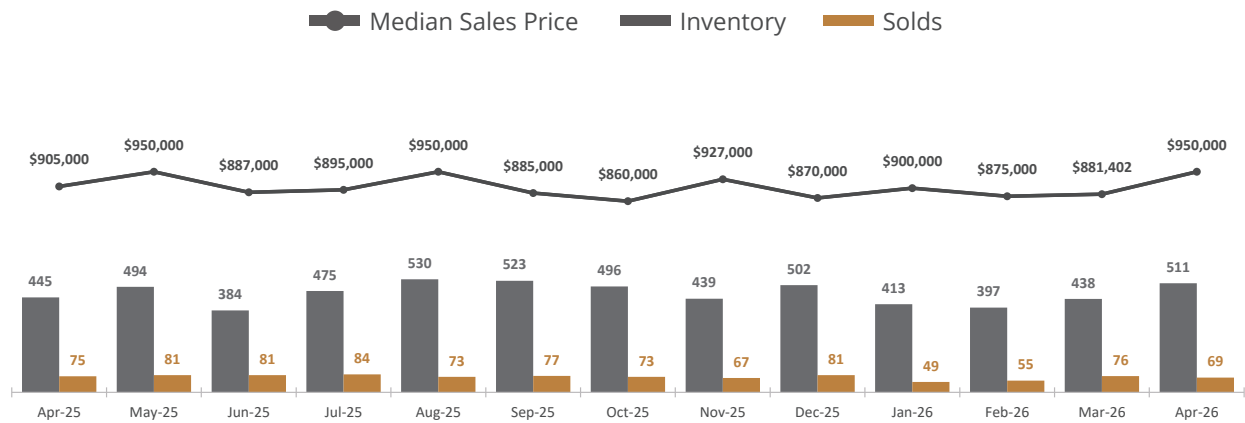
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$892,764	4	3	22	186	12%
3,000 - 3,999	\$898,500	4	4	26	164	16%
4,000 - 4,999	\$950,000	4	4	7	85	8%
5,000 - 5,999	\$952,000	4	5	6	37	16%
6,000 - 6,999	\$1,261,000	6	5	5	17	29%
7,000+	\$2,221,500	5	7	3	22	14%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

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13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2025 Apr. 2026
445 **511**

VARIANCE: **15%**

TOTAL SOLDs

Apr. 2025 Apr. 2026
75 **69**

VARIANCE: **-8%**

SALES PRICE

Apr. 2025 Apr. 2026
\$905k **\$950k**

VARIANCE: **5%**

SALE PRICE PER SQFT.

Apr. 2025 Apr. 2026
\$271 **\$295**

VARIANCE: **9%**

SALE TO LIST PRICE RATIO

Apr. 2025 Apr. 2026
98.39% **99.09%**

VARIANCE: **1%**

DAYS ON MARKET

Apr. 2025 Apr. 2026
12 **8**

VARIANCE: **-33%**

GREATER CHATTANOOGA MARKET SUMMARY | APRIL 2026

- The single-family luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **99.09% of list price** in April 2026.
- The most active price band is **\$900,000-\$999,999**, where the sales ratio is **25%**.
- The median luxury sales price for single-family homes is **\$950,000**.
- The median days on market for April 2026 was **8** days, down from **12** in April 2025.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.