

Walton®

CHATTANOOGA

REGIONAL MARKET REPORT • Q4 2022



2022



Chattanooga is located in Southeast Tennessee near the border of Georgia. Chattanooga has received national recognition for the redevelopment of both its riverfront and downtown area. The city houses an extensive greenway system which includes 5 miles of constructed riverwalk that goes through downtown, the historic art district, and many parks. Chattanooga is a great place for outdoor activities and serves as a popular base for hang-gliding, bass fishing, mountain climbing and caving expeditions.



Affordable Cost of Living



Strong State Economy



Growing Job Market



No Individual Income Tax

PEOPLE

*

POPULATION	567,395
MEDIAN AGE	40 y/o
HOUSEHOLDS	228,853
MEDIAN HOUSEHOLD INCOME	\$62,385

Source: U.S. Census Bureau
*pulled from latest census data available

RANK

- #1 State in Gross Domestic Product (GDP) Growth
- #3 State in Fiscal Stability
- #4 Biggest City in Tennessee

Source: US News & World Report

JOBS

UNEMPLOYMENT RATE	2.9% (as of Dec. 2022)
TOTAL JOBS 2022	278,800
JOBS ADDED Q4 2022	2,500

Source: Bureau of Labor Statistics

ECONOMIC FACTORS

Chattanooga's local economy includes a diverse mix of manufacturing and service industries. Sustainability is a key concept in the city's developmental efforts. Chattanooga has utilized its stable population and economy, strategic location, fiscal integrity, and cross-sector partnerships to become one of the most progressive and livable mid-size cities in the U.S. The city boasts the most productive affordable housing program in the nation and has been the recipient of 9 Gunther Blue Ribbon Awards for excellence in housing and consolidated programming.

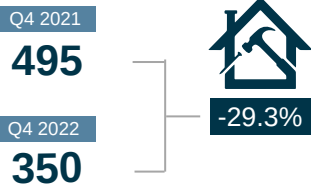
Top Employers:	# of Employees
1. Hamilton County Schools	4,980
2. BlueCross BlueShield	4,855
3. Erlanger Health System	4,852
4. CHI Memorial	3,549
5. Tennessee Valley Authority	3,431

New & Notable Employers:

- Volkswagen
- Amazon
- Cigna

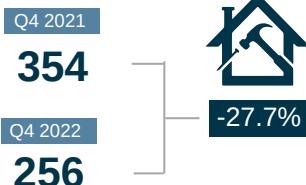
HOUSING MARKET

SINGLE-FAMILY PERMITS



Source: U.S. Census Bureau

MULTIFAMILY PERMITS



Source: U.S. Census Bureau

NEW MEDIAN HOME PRICE



Source: NAR

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REGIONAL MARKET REPORTS • 4Q22

ARIZONA

MARICOPA COUNTY
PINAL COUNTY

CALIFORNIA

NORTHERN CALIFORNIA
SOUTHERN CALIFORNIA
CENTRAL CALIFORNIA

COLORADO

DENVER
COLORADO SPRINGS

FLORIDA

CENTRAL FLORIDA
SOUTHEAST FLORIDA
NORTHEAST FLORIDA

GEORGIA

ATLANTA
SOUTHEAST GEORGIA

D.C. - VA - MD

MARYLAND
RICHMOND

NEVADA

LAS VEGAS

NORTH CAROLINA

CHARLOTTE

SOUTH CAROLINA

UPSTATE - SPARTANBURG

TENNESSEE

CHATTANOOGA
KNOXVILLE
NASHVILLE

TEXAS

DALLAS-FORT WORTH
AUSTIN
HOUSTON

UTAH

ST. GEORGE

WASHINGTON

SEATTLE
SPOKANE

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