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MARKET UPDATE

The Latest Residential Market Trends for Buyers, Sellers & Investors

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Carter County, Tennessee

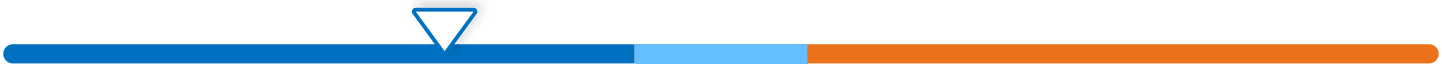
Market Trends

Market Trends for Carter County, Tennessee

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.69	173.7%	35	$270,000
↑ 5.43% MoM	↑ 11.35% MoM	↑ 40% MoM	↑ 12.5% MoM

October 2026 Median Estimated Property Value

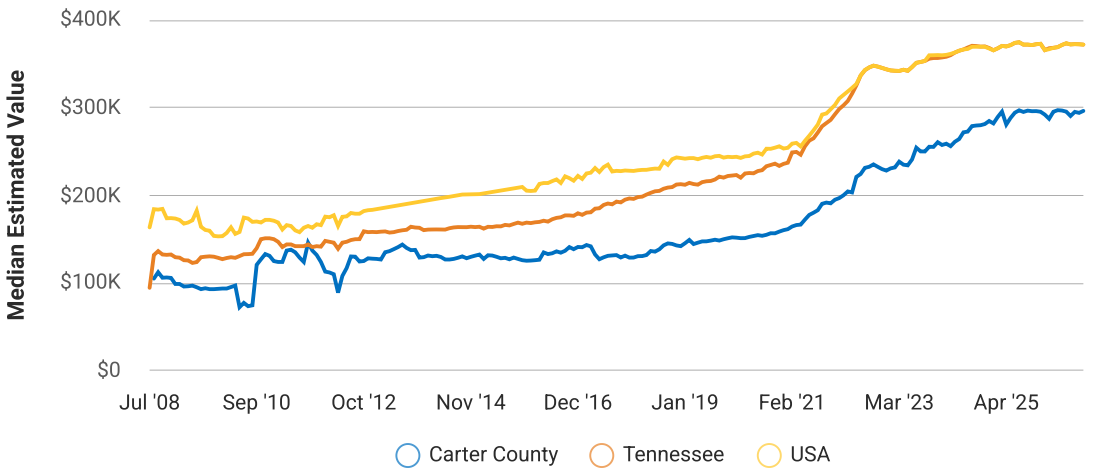
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$296,260	+0.8%	+0.1%



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Carter County, Tennessee

September 2026 Active Listings

Carter County, Tennessee

Single Family + Condo/Townhouse/Apt.

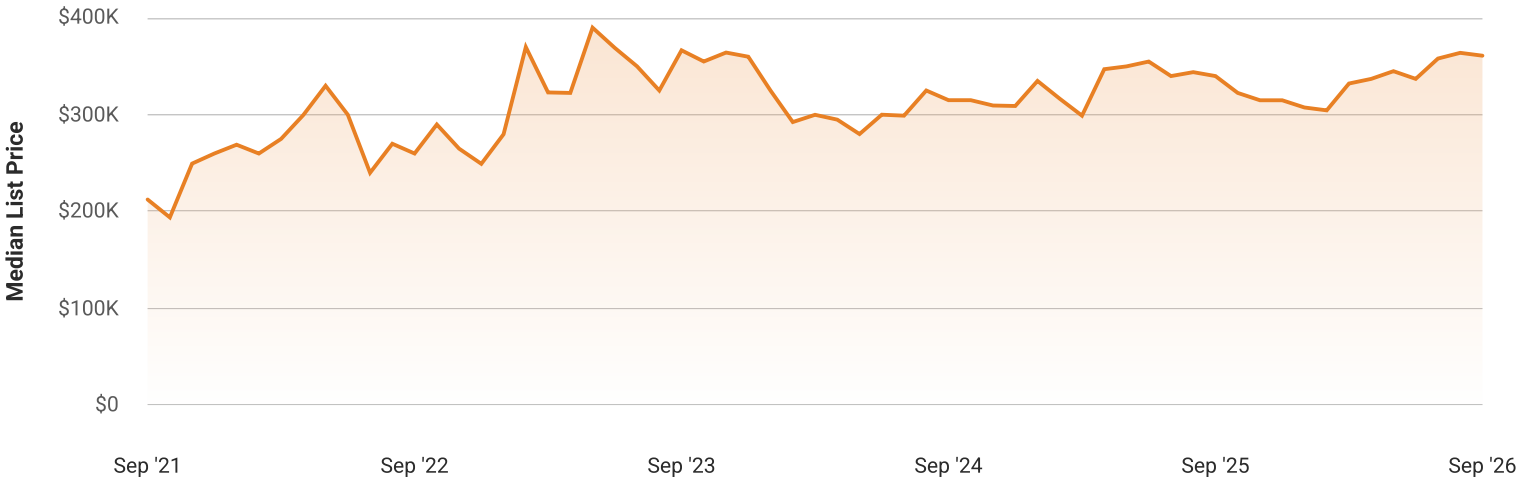
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

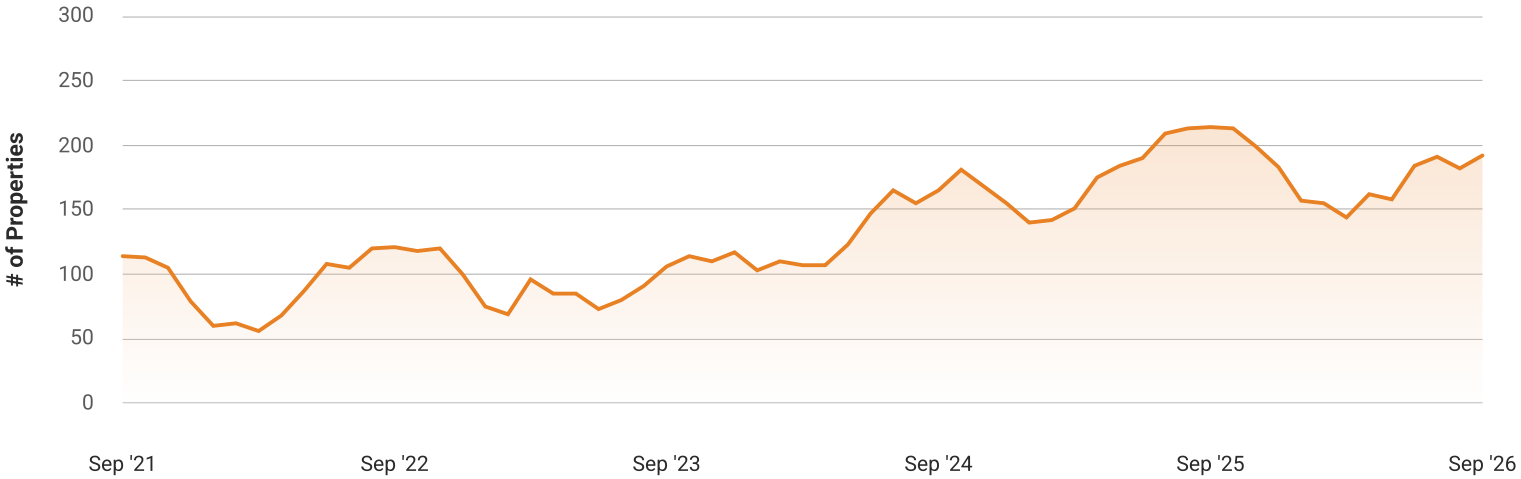
Median List Price - $360,950

0.8% Month over Month



# of Properties - 192

5.5% Month over Month



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Carter County, Tennessee

September 2026 Pending Listings

Carter County, Tennessee

Single Family + Condo/Townhouse/Apt.

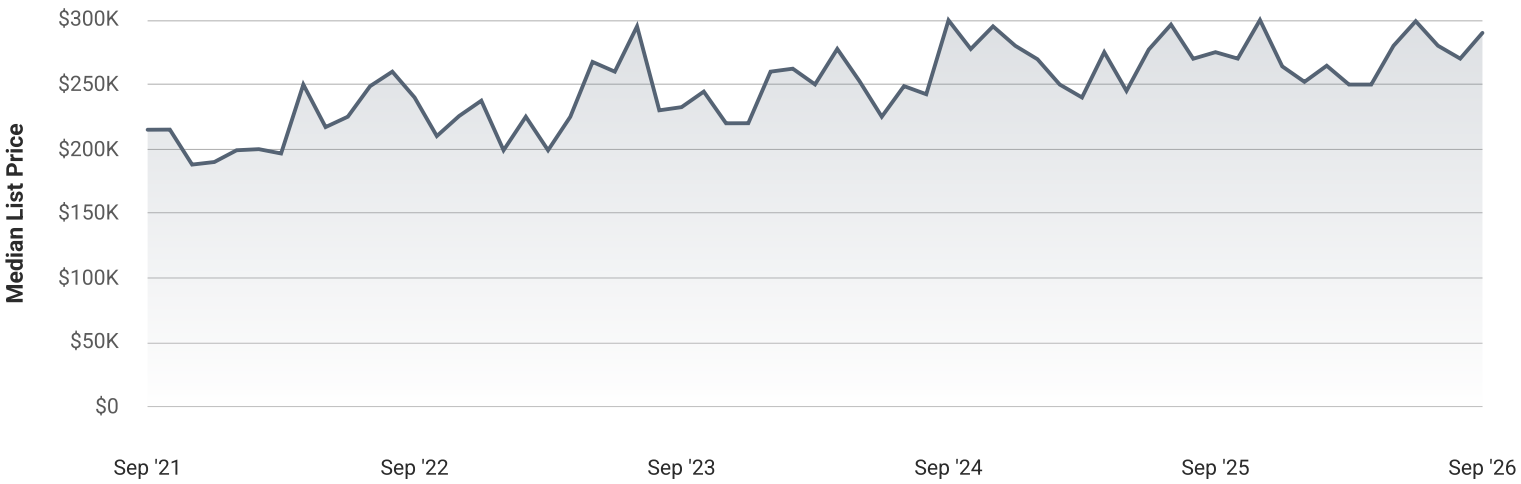
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

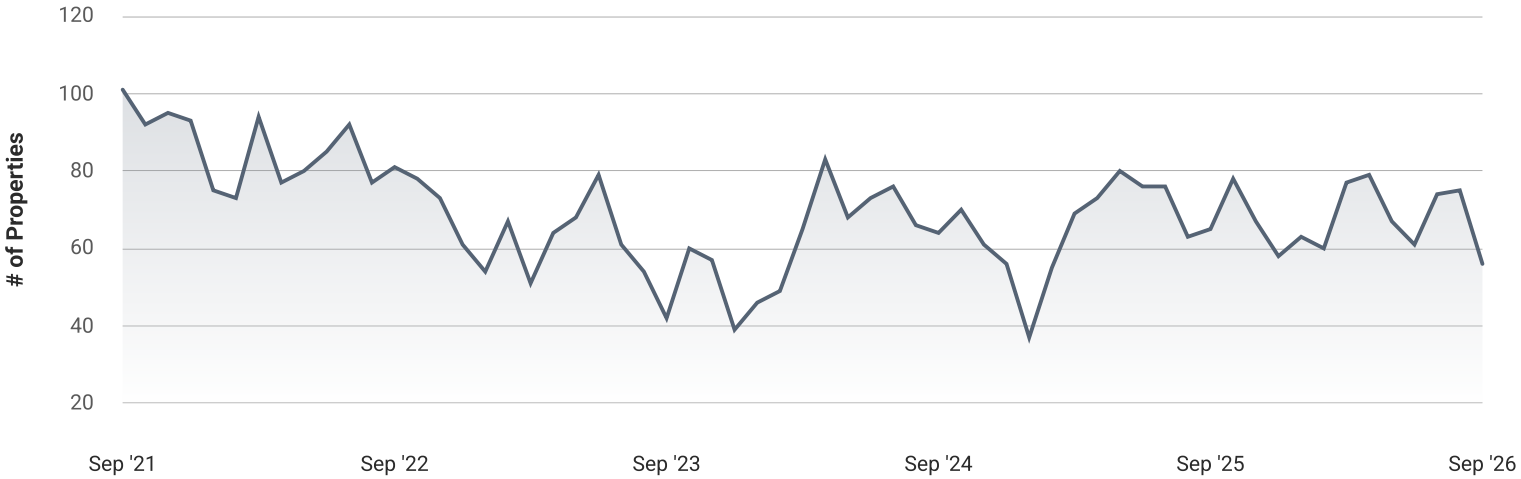
Median List Price - $289,950

↑ 7.4% Month over Month



of Properties - 56

↓ 25.3% Month over Month



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Carter County, Tennessee

September 2026 Sold Listings

Carter County, Tennessee

Single Family + Condo/Townhouse/Apt.

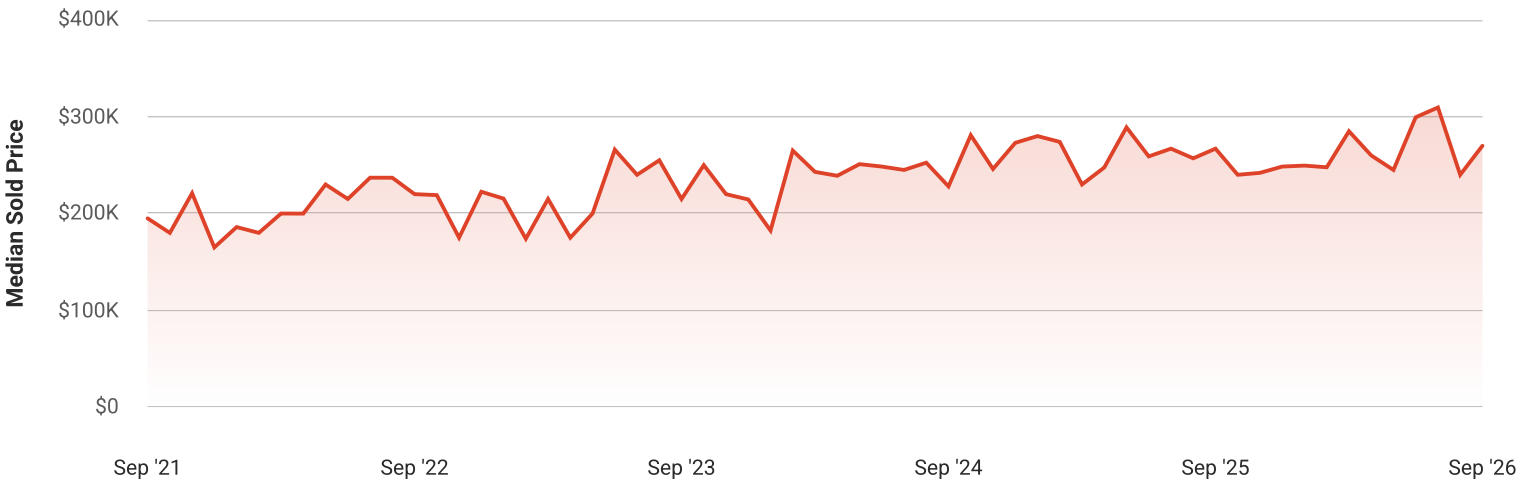
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

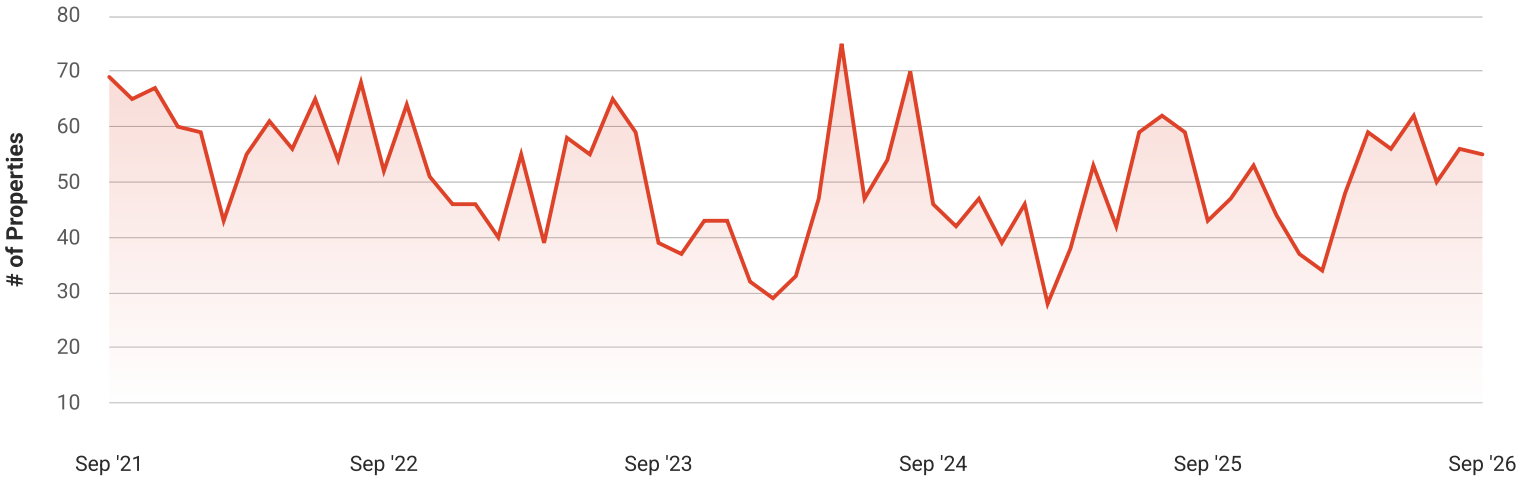
Median Sold Price - $270,000

↑ 12.5% Month over Month



of Properties - 55

↓ 1.8% Month over Month



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Carter County, Tennessee

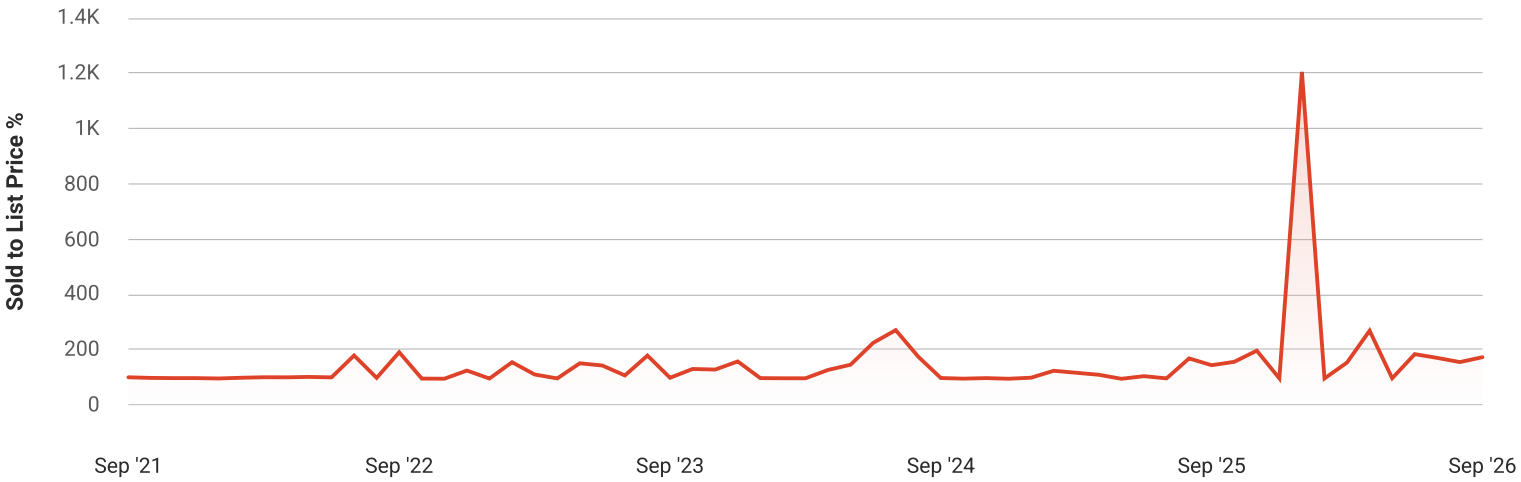
September 2026 Sold Listings

Carter County, Tennessee

Single Family + Condo/Townhouse/Apt.

Avg. List to Sale Price % - 173.7%

↑ 11.3% Month over Month



September 2026 Months Supply of Inv.

Carter County, Tennessee

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
3.69	+5.4%	-13.8%



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Carter County, Tennessee

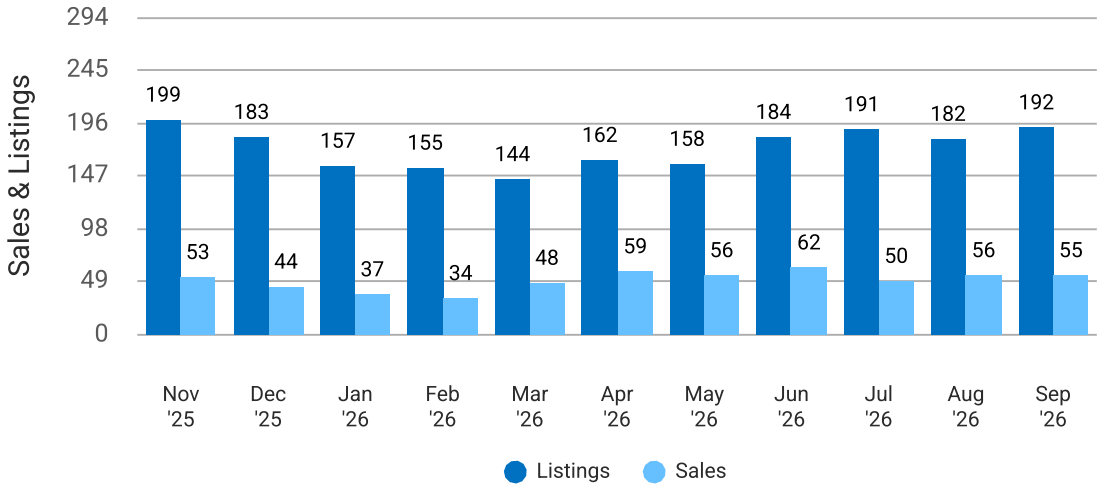
Total Sales and Active Listings in Carter County, Tennessee

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$296,260	$294,000 +0.77%	$290,440 +2%	$295,900 +0.12%	$279,930 +5.83%	$255,360 +16.02%
Median Sold Price Last Updated: 9/30/2026	$270,000	$240,000 +12.5%	$299,450 -9.83%	$267,000 +1.12%	$228,000 +18.42%	$215,000 +25.58%
Median List Price Last Updated: 9/30/2026	$360,950	$363,900 -0.81%	$337,000 +7.11%	$339,900 +6.19%	$315,000 +14.59%	$366,500 -1.51%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

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Hi there!

Looking to buy your dream home? Ready to sell and move on to your next chapter? Just browsing listings and wondering if you should knock down a wall? I've got you.

I've been a licensed real estate agent since 2018, helping people all over the Tri-Cities and Southwest Virginia make smart, confident moves. I bring experience, local know-how, and a good sense of humor to every transaction. Buying or selling a home is a big deal, but it doesn't have to feel like a root canal.

Before I got into real estate, I spent over ten years in healthcare and customer service. So I'm no stranger to high-stress situations, problem-solving, or having twenty tabs open in my brain at once. I also discovered a deep love for home projects. I've personally remodeled everything from lighting and flooring to stairs and trim. Turns out, pulling up old carpet is weirdly therapeutic.

Here's how I help:

- If you're selling, I'll help you price it right, prep it well, and make sure it shines for the right buyers. Yes, curb appeal still matters.
- If you're buying, I'll guide you through the search, help you spot a solid investment, and make sure you avoid homes that are more trouble than they're worth.
- If you're out of state, I'll be your boots on the ground and your voice of reason. You'll get video tours, honest opinions, and zero pressure.
- If you're human, I'll treat you with respect, empathy, and zero sales-y nonsense. And yes, I'll probably check in long after closing just to see how you're doing.

At Red Door Agency, I have access to top-tier tools and tech that help my clients stay ahead of the game. But more importantly, I actually care. You're not just a transaction. You're a person making a big life decision, and I'm here to help you through it.

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