

Current Historic Housing Boom



[Listen >> 3:54 Minutes](#)

“One of the biggest housing booms in U.S. history,”

is what top economists are calling the current market. Since 2012, home prices have risen **50%** nationwide, NPR reported yesterday.

The big question: Will it last?

Our local Chattanooga market has seen exponential growth—thanks to Volkswagen, Amazon, and our extensive outdoor activities—with the 2018 population coming in over [half a million](#) residents. Tennessee’s population has grown to [6.77](#)

[million](#) as of January 2019. These factors contribute to the “explosion in demand” NPR’s Greg Rosalsky references in the NPR report.

*Skylar Olsen, the director of economic research at Zillow, says this increase in home values has been driven by an explosion in demand. This demand has been fueled by **low interest rates, an improving economy.***

GREG ROSALSKY, NPR NEWS

And right now it’s clearly good to be selling a house. Since home prices hit their bottom after the crash, we’ve seen one of the biggest housing booms in U.S. history.

GREG ROSALSKY, NPR NEWS

If you’re ready to maximize this historic market or curious what it means for you, [let’s have a conversation.](#) We’re honored to be your real estate resource.

[**423.664.1914 direct**](tel:423.664.1914)

Todd Henon

Broker: TN, GA, AL

TODD HENON PROPERTIES

Todd Henon Featured as Log Home Authority

Todd Henon, three decade veteran in the Chattanooga real estate industry, was interviewed and featured in a recent issue of *Chatter Magazine*.

“The Chattanooga area has seen a steady increase in log home sales over the last few years as more homebuyers realize just how promising the Walden experience can be for themselves.

The upward trend began five years ago, as the market began to recover from the 2008 housing crisis, says local Realtor Todd Henon, of Todd Henon Properties. Though the log cabin niche of the housing market took longer to recover than traditional

homes, the passion for log home living never dwindled.

'These buyers have oftentimes longed, searched and hoped for years to turn their dream into a reality,' says Henon. 'For some families, log homes are a bucket list property, and being able to purchase that log home is a benefit in and of itself.'"

Read the full article [here](#).

Log Home Currently Listed by Todd Henon Properties



[6401 Sawyer Road, Signal Mountain, TN](#)

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Henon Gains Elite Accredited Land Consultant Designation



FIRST AND ONLY CHATTANOOGA-

AREA REALTOR TO GAIN ELITE LAND CONSULTANT CREDENTIAL

“When Mark Twain said, ‘Buy land, they’re not making it anymore,’ he articulated perfectly the value of one of the Tri-states’ greatest natural and commercial resources.”

Todd Henon, Broker-Agent TN, GA, AL

TODD HENON PROPERTIES, Chattanooga

August 15, 2018 (CHATTANOOGA, Tenn.)– Chattanooga-based Realtor-Broker Todd Henon, of Todd Henon Properties is the **first and only of the 1,800 Realtors in Greater Chattanooga** to join the ranks of those holding the elite Accredited Land Consultant (ALC) designation. A 20-year residential real estate leader serving Tenn., Ga., and Ala., and a 10-year TN-licensed contractor, Henon is now also among the most dedicated land professionals from around the globe.

Nominated by other ALCs for the rigorous program, Henon is one of **only 14 ALCs in Tennessee** and **510 worldwide**. The [REALTORS® Land Institute](#) (RLI) confers the [Accredited Land Consultant \(ALC\) credential](#) which is recognized throughout the industry as the **pinnacle of achievement for land real estate professionals**.

As an ALC, Henon brings to clients in-depth knowledge in all aspects of development, taxation, investment, brokerage, subdividing, zoning, conservation, and planning in agricultural, transitional, timberland, historic, and recreational properties. Through the ALC network, he is able to tap cutting-edge industry data and his strong network of fellow land professionals worldwide, ensuring his clients

receive elite expertise and service when buying or selling acreage.

“Raw land sales in greater Chattanooga have increased 61% since 2013,” Henon said. *“In our Tri-state market—with our reliance on attracting international industry, new housing options for our rapidly rising population, and preserving our recreational assets and scenic acreage —the maximization of land is critical. As an Accredited Land Consultant, my real estate Team is now more equipped to bring the global market to Tri-state land owners and buyers. Not only our clients, but our entire community benefits from our cutting-edge strategies, expertise, and professional network to help land owners and purchasers from around the world determine the highest and best usage of one of our area’s most important resources.”* –Todd Henon

[Todd Henon Properties](#) is a leading Chattanooga-based real estate team serving Tennessee, Georgia and Alabama since 2000. Headquartered at Keller Williams Realty Downtown, Todd Henon Properties is in the **top 1 percent** of Chattanooga Realtors in sales volume and the **top 3 percent** of Keller Williams agents worldwide. Specializing in homes, estates, land and farms, Henon’s seasoned team of in-town, neighborhood, and acreage specialists are known for their expertise in traditional and unique properties at all price points.



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New York Times Highlights

Chattanooga for 2x in Nine Months

With Chattanooga's desirable location equidistant between Nashville, Atlanta, and Knoxville, Gig City has gotten "passing through" traffic for decades. But with accolades rolling in and Chattanooga pulling in global businesses, it is no longer merely a pit stop, but a *destination*.

For the second time in less than a year, *The New York Times* has featured the growth, strengths, and quality of life in Chattanooga. This week, a *Times* reporter spent 36 hours enjoying the recreation, food scenes, and natural beauty the Scenic City has to offer. Last August, Chattanooga dominated the front page of the [Times](#) in an article about the strength of the "Dynamo of Dixie" in attracting international corporations like Volkswagen, [Southeast Mahindra](#), and Wacker. *"As the leader of a Top 1% Chattanooga real estate team, it has been a privilege to 'sell' this great city for 30 years. As a lifelong Chattanooga with four generations of my family here, it's gratifying for the world to see what I've known all along...there's no place like Chattanooga. There's no place like home!"* says Todd Henon

The New York Times

Originally published in The New York Times on May 24, 2018
By Colleen Creamer

"Nestled against the Tennessee River in the foothills of the Appalachian Mountains, Chattanooga, Tenn., has transformed itself in recent decades from an unassuming town to a **hyper clean, high-tech** ("Gig City" was the first in the United States to offer gigabit internet speeds), outdoorsy family destination that offers hiking trails, rock climbing, museums,

one of the finest educational aquariums in the world, and innumerable food and entertainment venues.

Families can share experiences that lean more toward kayaking and mountain biking than meeting Mickey or riding Space Mountain, though the region has a number of its own natural rides (white-water rafting on the nearby Ocoee River, for example, and [Lookout Mountain Hang Gliding school](#) is just 20 minutes away). The region “where cotton meets corn” is evident in Chattanooga’s straddling of two cultures: the mountain communities of Southern Appalachia to the north and the cotton-growing states to the south. *Nearly geeky in its optimism – and all the better for it – Chattanooga is a breath of fresh air.”*

[Read the full New York Times article.](#)

**Call us to discuss real estate strategies in Tri-state and beyond:
423.664.1914**

Exhale, relax, repeat at Mountain Creek Estate

When Clients come to our Team looking for estates or homes on acreage, they typically understand they will have a long commute to Downtown. In this case, the commute is less than 10 minutes.

This post originally appeared on Nooga.com

Our Team is often entrusted to work on some pretty special and unique properties. [Cattle farms](#), [estates](#), [starter home jewels](#), second home retreats, hunting cabins, and historic treasures for instance.

This one is a prime example.

A true Southern private estate located on 5+ acres within 11 minutes of downtown Chattanooga...yep, 11 minutes from downtown! Come on and take a walk with me through 4900 Mountain Creek Road.

In one word, this place is “comfortable.” It’s difficult to replicate the sense of feeling immediately at home, but this one-level, one-of-a-kind property is cozy, warm, and approachable.

I can see my perfect Saturday here: building a fire in one of the mountain stone fireplaces, propping my feet up and napping until one of the neighbors comes down the wooden bridge and rings the built-in doorbell.

In the fall, we’d make a batch of chili and host SEC football parties – all the games on in different rooms, and a television brought onto the screened-in porch. And when the sun made its way down, my son and I would start a bonfire over by the barn for the kids to roast marshmallows. No sweat if it rains; it’s a treat to hear the peaceful drops on the metal roof.

My favorite room in the house is, without question, the back sunroom. Lazy chair in the corner, overlooking the patio, and if it were mine, I’d have all the windows open 300+ days of the year.

With great entertaining areas, you’d be signing up to host dinner parties and holiday get-togethers for the foreseeable

future. A formal dining room and breakfast nook opens into the living space for everyone grab a seat and eat together.

Natural light fills the bonus room with built-ins, access to the backyard, and the half bathroom is tailor-made for a playroom or home office.

It's rare to find a large slice of paradise like this so close to downtown with two fenced pastures for animals. The location is idyllic, and schools are nearby: 6 minutes to Red Bank Elementary, 6 minutes to Red Bank Middle / High School, 10 minutes to Baylor, 14 minutes to GPS, 20 minutes to McCallie.

These owners have lovingly maintained the outdoor spaces with a peaceful flagstone patio out back, fenced pasture, and the barn sitting quietly on top of the hill.

If instead of watching me, you're ready to enjoy your own walk through this magical retreat, just give me a call. I'd love to walk it with you and help you imagine your own family there.

[View 4900 Mountain Creek Road](#)

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Signal Stories: Reflections on a Chattanooga mountain

Nooga.com article, September 18, 2017

By Todd Henon, Broker, TN, GA, AL



Chattanooga's Signal Mountain has a rich history. As a kid, I remember finding Native American arrowheads and looking for Civil War mini-balls from battles that took place on the mountaintop.

Today, Signal Mountain is one of the most desirable places for locals and transplants alike who want clean air and wide-open spaces within minutes of the city. [Bloomberg Businessweek](#) named Signal Mountain one of the best places to raise kids a few years back.

I can attest to that, having grown up and raised my kids on Signal, which has a population of just under 8,600. The reasons are plentiful: stunning views, hiking trails and swimming holes, a slower pace, activities and adventures for young and old, and a truly connected community.

I have endless tales (tall and small) about great people and places—past and present—in our community. I thought you might want to check out a few of my favorite Signal Stories.

“Our Mountain”

My family recently welcomed a fourth-generation Signal Mountain resident, my granddaughter.

My parents came here in the '60s, looking for a beautiful, safe, friendly place to raise my siblings and me. I stayed and raised my own children here, and now, my grandchildren will experience the same upbringing.

Signal Mountain is home to amazing schools and is one of

the [country's safest communities](#). The views and the wildlife presence lend an air of country living to the mountain's convenient location, which is less than 20 minutes from downtown Chattanooga.

Sure, a lot has changed on Signal through the years, but the most important things haven't: the values, friendships, scenery and irreplaceable small-town feel. I couldn't want anything more for my family. [Read more.](#)

“The Dinner Bell”

About this time every year, I begin to grieve the loss of summer and long for the golden days of my years growing up on Signal, when my buddies and I knew how to pack 28 hours of activity into every day remaining before school started. I didn't dislike school, but I didn't love it the way I loved spending days with my friends exploring caves, swimming in Rainbow Lake, hiking the paths of the Cumberland Trail and rappelling off rocks. We fancied ourselves Signal's very own Tom Sawyers and Huck Finns. It was the 1970s, and we felt completely safe. Our parents felt safe, too. Their only rule was to stay within earshot of the dinner bell.

My summers are spent a little differently now, but it thrills me to see the next generation exploring all Signal Mountain has to offer the way we used to ... and I hope their parents still occasionally ring a dinner bell. [Read more.](#)

“‘Bee-ing’ Neighborly”

Like clockwork, since the 1960s, a small bear with fresh Signal Mountain honey has “magically” appeared in my neighborhood's mailboxes. No note. No signature. But I know who put it there ... and why.

My neighbor Joe Lockhart has been a master beekeeper on Signal for 50-plus years. He's also a 7-foot-tall, legendary connection to the history and spirit of our mountain. He

remembers driving the winding and steep Roberts Mill Road in the snow before it was paved; he served in the Army and played “All World” softball in Chattanooga’s Textile League. He turned down a pro ball offer to raise his family, then skillfully coached me and countless Signal kids in Dixie League. As a coach, he taught me a lot. As a man, he has taught me even more.

For more than five decades, Lockhart and his wife have left the little unmarked honey bottles in their neighbors’ mailboxes. When their children were little, they’d load up in the car to complete this secret ritual on Christmas Eve. Today, his children and grandchildren carry on Joe’s tradition in their own neighborhoods in Tennessee and Georgia.

Joe’s annual honey bear is a symbol of one of the things I love most about our mountain: selfless investment in a neighbor’s well-being. While there’s never a note with the honey, the small gift delivers a big message: “I’m here for you if you need me; thanks for being a good neighbor. I care about you, and I hope all is well.” Joe and his family have helped teach me, and others, the art of “bee-ing” neighborly ... Signal Mountain neighborly. [Read more.](#)

For more Signal Stories, visit ToddHenon.com/SignalStories.

[More from Todd Henon Properties Team](#)

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Unique Properties: A look at some (more) gems in the Chattanooga real estate market (with photos)

Nooga.com article, September 18, 2017

By Todd Henon, Broker, TN, GA, AL



Chattanooga is one-of-a-kind in many ways: its stunning

mountain scenery, rich history and endless outdoor opportunities so near to our downtown Riverfront.

The Scenic City's real estate opportunities also reflect the originality of this gorgeous city. Take a look at some of Chattanooga's unique properties currently on the market:



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se: 8110 Island Point Drive (Harrison)

[This home is for the true entertaining enthusiast.](#) From an outside bar to 600-plus feet of lakefront space, this home is a haven for kayakers, canoers, boaters, paddleboarders and even those who simply enjoy outdoor entertaining. Inside, the 6,300-square-foot home features breathtaking views, huge living and dining spaces, a closet you could live in, and a fireplace next to a soaker tub. This is a home you'll never want to leave.



A unique lifestyle: 1088 County Road 741 (Ider, Alabama)

Ever want to just get away from it all? It's easy to do on [this property](#), situated on 5 acres in North Alabama. Curl up on the built-in window seat and read a book while a pot of comfort food simmers on the stove in the custom kitchen. This 1905 farmhouse has been updated with all the modern conveniences, including energy-efficient windows. Several detached buildings are on the property, including an office and chicken coop, as well as a setup to make your dream of gardening your own food come true.



A unique view: 120 N. Pointe Road (Ringgold)

[This well-maintained home](#) is on a quiet cul-de-sac not far from Chattanooga and is all you could want in single-story living. The 3,000-plus square feet contain four bedrooms and four bathrooms, as well as a bonus room above the garage. It's just a hop, skip, and a jump from Costco, Bass Pro Shops, Hamilton Place and downtown Chattanooga. But the views are what truly set this home apart. There's no better place to sip your morning coffee or grill out with your family than on this open-air deck with stunning vistas to take in.



A unique piece of land: Hixson Springs Road (Signal Mountain)
[Acquiring a piece of land](#) to build on in the future is not the unattainable goal many think it is. If you want to purchase a slice of Mother Nature to move to one day, [check out this property](#). These 34 wooded acres, bordering the desirable Boston Branch community, include a babbling brook, as well as two former hayfields that would be great for animals. Enjoy access to and use of Boston Branch's amenities (hiking trails, stocked lake, etc.) without the restrictions.



A unique estate: 1209 Laurel Springs Way (Signal Mountain)

[This gorgeous, meticulously maintained home](#) is all about the details. From a hand-carved mantle to a saltwater pool, from laundry chutes to multiple fireplaces, the little extras in this home add up to big impact. Its six bedrooms and eight bathrooms (six full, two half-baths) make it great for large families or those who love to entertain overnight guests. Enjoy the benefits of a professionally landscaped yard while being surrounded by 5-plus quiet and private wooded acres. And for even more privacy, it is located at the end of a cul-de-sac.

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