



## Multiple Listing Service Sales Report April 2022

### Sales Summary

	April Total Sales			YTD Total MLS Sales		
	2022	2021	% change	2022	2021	% change
Units	1,285	1,308	-1.8%	4,724	4,619	2.3%
Average Sales Price	\$306,141	\$266,397	14.9%	\$290,286	\$255,799	13.5%
Median Sales Price	\$263,000	\$234,525	12.1%	\$255,000	\$220,000	15.9%

### Sales by Type and Price Range

Price Range	Single Family			Duplex	Condo	Total Month Sales	Total YTD Sales
	0-2 Bdrms	3 Bdrms	4+ Bdrms				
\$ 19,999 or under	5	4	1	0	0	10	20
\$ 20,000 - 29,999	5	3	2	1	1	12	42
\$ 30,000 - 39,999	1	6	1	0	1	9	55
\$ 40,000 - 49,999	3	5	1	0	4	13	73
\$ 50,000 - 59,999	9	14	2	0	2	27	88
\$ 60,000 - 69,999	5	13	0	4	0	22	113
\$ 70,000 - 79,999	7	12	2	2	1	24	112
\$ 80,000 - 89,999	5	17	3	1	1	27	96
\$ 90,000 - 99,999	3	15	7	1	1	27	98
\$100,000 - 119,999	8	26	5	8	5	52	192
\$120,000 - 139,999	9	48	8	2	3	70	229
\$140,000 - 159,999	13	33	5	2	4	57	234
\$160,000 - 179,999	7	42	7	1	1	58	230
\$180,000 - 199,999	1	46	10	1	1	59	198
\$200,000 - 249,999	10	89	25	1	9	134	503
\$250,000 - 299,999	10	90	33	0	8	141	556
\$300,000 - 399,999	10	98	115	1	13	237	883
\$400,000 - 499,999	1	18	92	3	0	114	437
\$500,000 - 749,999	0	24	111	1	2	138	409
\$750,000 - 999,999	0	1	34	1	0	36	96
\$1,000,000 and over	0	0	18	0	0	18	60
Total Types	112	604	482	30	57	1285	4,724
Average Sale Price	\$147,000	\$225,312	\$461,817	\$194,779	\$217,548	\$306,141	\$290,286
Median Sale Price	\$130,500	\$210,000	\$410,500	\$111,000	\$224,999	\$263,000	\$255,000

Price Group	Sales	% of Total
0 - \$99,999	171	13.3%
\$100,000 - 199,999	296	23.0%
\$200,000 - 399,999	512	39.8%
\$400,000 and above	306	23.8%

Time on Market	Units
1 to 30 days	900
31 to 60 days	137
61 to 90 days	42
91 to 120 days	27
More than 120 Days	50
Average Market Time	25

Data compiled from closed transactions reported in MAAR Multiple Listing Service for month indicated as of the 15th of the following month.

## Residential Home Sales Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date Range: 04/01/2022 - 04/30/2022

### Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	5	4	1	0	0	10
20,000 to 29,999	5	3	2	1	1	12
30,000 to 39,999	1	6	1	0	1	9
40,000 to 49,999	3	5	1	0	4	13
50,000 to 59,999	9	14	2	0	2	27
60,000 to 69,999	5	13	0	4	0	22
70,000 to 79,999	7	12	2	2	1	24
80,000 to 89,999	5	17	3	1	1	27
90,000 to 99,999	3	15	7	1	1	27
100,000 to 119,999	8	26	5	8	5	52
120,000 to 139,999	9	48	8	2	3	70
140,000 to 159,999	13	33	5	2	4	57
160,000 to 179,999	7	42	7	1	1	58
180,000 to 199,999	1	46	10	1	1	59
200,000 to 249,999	10	89	25	1	9	134
250,000 to 299,999	10	90	33	0	8	141
300,000 to 399,999	10	98	115	1	13	237
400,000 to 499,999	1	18	92	3	0	114
500,000 to 749,999	0	24	111	1	2	138
750,000 to 999,999	0	1	34	1	0	36
1,000,000 and greater	0	0	18	0	0	18
<b>Totals</b>	<b>112</b>	<b>604</b>	<b>482</b>	<b>30</b>	<b>57</b>	<b>1285</b>
Average List Price	\$144,766	\$221,697	\$453,880	\$199,877	\$215,481	\$301,298
Median List Price	\$125,000	\$199,900	\$398,750	\$117,500	\$207,500	\$251,490
Average Sale Price	\$147,000	\$225,312	\$461,817	\$194,779	\$217,548	\$306,141
Median Sale Price	\$130,500	\$210,000	\$410,500	\$111,000	\$224,999	\$263,000

Time on Market	# Units
1-30	900
31-60	137
61-90	42
91-120	27
greater than 120 days	50
Total Units Sold	1156
Average Market Time	25

Type of Financing	# Units
Conventional	623
Cash	442
FHA	102
VA	74
Owner	0
Other	44

## Residential Home Sales Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date Range: 01/01/2022 - 04/30/2022

### Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	10	9	1	0	0	20
20,000 to 29,999	17	18	4	2	1	42
30,000 to 39,999	22	24	4	1	4	55
40,000 to 49,999	18	38	7	2	8	73
50,000 to 59,999	26	49	6	1	6	88
60,000 to 69,999	31	61	9	7	5	113
70,000 to 79,999	24	63	11	9	5	112
80,000 to 89,999	25	51	10	4	6	96
90,000 to 99,999	18	60	11	4	5	98
100,000 to 119,999	36	115	20	10	11	192
120,000 to 139,999	35	148	27	6	13	229
140,000 to 159,999	44	138	31	7	14	234
160,000 to 179,999	26	167	23	2	12	230
180,000 to 199,999	12	132	36	3	15	198
200,000 to 249,999	40	345	84	4	30	503
250,000 to 299,999	33	329	165	2	27	556
300,000 to 399,999	28	357	457	2	39	883
400,000 to 499,999	3	79	346	3	6	437
500,000 to 749,999	1	58	340	2	8	409
750,000 to 999,999	0	4	90	1	1	96
1,000,000 and greater	0	1	56	1	2	60
<b>Totals</b>	<b>449</b>	<b>2246</b>	<b>1738</b>	<b>73</b>	<b>218</b>	<b>4724</b>
Average List Price	\$137,043	\$214,886	\$433,077	\$175,827	\$230,069	\$287,859
Median List Price	\$119,000	\$199,900	\$380,000	\$110,000	\$199,950	\$249,970
Average Sale Price	\$137,874	\$217,773	\$436,053	\$171,776	\$228,837	\$290,286
Median Sale Price	\$117,000	\$205,000	\$389,900	\$102,000	\$205,500	\$255,000

Time on Market	# Units
1-30	3062
31-60	613
61-90	254
91-120	125
greater than 120 days	223
Total Units Sold	4277
Average Market Time	31

Type of Financing	# Units
Conventional	2183
Cash	1731
FHA	384
VA	273
Owner	5
Other	146

## Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 5/17/2022

### Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	4	0	1
20,000 to 29,999	12	0	0
30,000 to 39,999	20	0	1
40,000 to 49,999	24	0	5
50,000 to 59,999	30	0	7
60,000 to 69,999	85	4	12
70,000 to 79,999	69	0	2
80,000 to 89,999	60	1	3
90,000 to 99,999	69	1	4
100,000 to 119,999	76	1	5
120,000 to 139,999	106	4	3
140,000 to 159,999	81	6	2
160,000 to 179,999	90	1	6
180,000 to 199,999	70	0	8
200,000 to 249,999	168	2	13
250,000 to 299,999	184	4	9
300,000 to 399,999	313	1	17
400,000 to 499,999	219	0	4
500,000 to 749,999	195	1	2
750,000 to 999,999	96	0	0
1,000,000 and greater	89	1	0
<b>Totals</b>	<b>2060</b>	<b>27</b>	<b>104</b>
Average Price	\$359,563	\$262,122	\$195,511
Median Price	\$269,950	\$140,000	\$182,250

## Inventory Totals

ACTIVE	Listings	Average List Price
Residential	2,060	\$359,563
Condominium	104	\$195,510
Duplex	27	\$262,122
<b>Total</b>	<b>2,191</b>	<b>\$350,575</b>

PENDING	Listings	Average List Price
Residential	1,477	\$324,407
Condominium	50	\$177,628
Duplex	34	\$125,897
<b>Total</b>	<b>1,561</b>	<b>\$315,381</b>

5/17/2022