



Multiple Listing Service Sales Report August 2022

Sales Summary

	August Total Sales			YTD Total MLS Sales		
	2022	2021	% change	2022	2021	% change
Units	1,379	1,685	-18.2%	10,520	11,180	-5.9%
Average Sales Price	\$322,683	\$283,235	13.9%	\$305,858	\$270,626	13.0%
Median Sales Price	\$280,000	\$247,000	13.4%	\$269,000	\$235,000	14.5%

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	1	0	0	0	3	4	42
\$ 20,000 - 29,999	4	5	1	0	0	10	79
\$ 30,000 - 39,999	2	2	2	0	0	6	99
\$ 40,000 - 49,999	2	4	0	2	1	9	137
\$ 50,000 - 59,999	8	5	0	0	0	13	170
\$ 60,000 - 69,999	6	15	1	0	1	23	215
\$ 70,000 - 79,999	8	11	3	2	1	25	215
\$ 80,000 - 89,999	2	12	2	0	0	16	203
\$ 90,000 - 99,999	2	22	2	0	2	28	206
\$100,000 - 119,999	17	33	4	0	3	57	436
\$120,000 - 139,999	5	43	9	0	1	58	452
\$140,000 - 159,999	5	36	12	0	8	61	477
\$160,000 - 179,999	12	39	8	2	6	67	484
\$180,000 - 199,999	5	41	6	3	6	61	439
\$200,000 - 249,999	10	112	24	1	6	153	1095
\$250,000 - 299,999	9	104	32	1	6	152	1253
\$300,000 - 399,999	6	129	138	0	6	279	2015
\$400,000 - 499,999	2	38	113	1	3	157	1130
\$500,000 - 749,999	0	17	119	0	2	138	973
\$750,000 - 999,999	1	3	38	0	0	42	250
\$1,000,000 and over	0	0	20	0	0	20	150
Total Types	107	671	534	12	55	1379	10,520
Average Sale Price	\$154,579	\$238,915	\$476,218	\$167,900	\$214,793	\$322,683	\$305,858
Median Sale Price	\$125,000	\$225,000	\$411,000	\$177,500	\$185,000	\$280,000	\$269,000

Price Group	Sales	% of Total
0 - \$99,999	134	9.7%
\$100,000 - 199,999	304	22.0%
\$200,000 - 399,999	584	42.3%
\$400,000 and above	357	25.9%

Time on Market	Units
1 to 30 days	880
31 to 60 days	249
61 to 90 days	72
91 to 120 days	25
More than 120 Days	48
Average Market Time	33

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: 08/01/2022 - 08/31/2022

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	1	0	0	0	3	4
20,000 to 29,999	4	5	1	0	0	10
30,000 to 39,999	2	2	2	0	0	6
40,000 to 49,999	2	4	0	2	1	9
50,000 to 59,999	8	5	0	0	0	13
60,000 to 69,999	6	15	1	0	1	23
70,000 to 79,999	8	11	3	2	1	25
80,000 to 89,999	2	12	2	0	0	16
90,000 to 99,999	2	22	2	0	2	28
100,000 to 119,999	17	33	4	0	3	57
120,000 to 139,999	5	43	9	0	1	58
140,000 to 159,999	5	36	12	0	8	61
160,000 to 179,999	12	39	8	2	6	67
180,000 to 199,999	5	41	6	3	6	61
200,000 to 249,999	10	112	24	1	6	153
250,000 to 299,999	9	104	32	1	6	152
300,000 to 399,999	6	129	138	0	6	279
400,000 to 499,999	2	38	113	1	3	157
500,000 to 749,999	0	17	119	0	2	138
750,000 to 999,999	1	3	38	0	0	42
1,000,000 and greater	0	0	20	0	0	20
Totals	107	671	534	12	55	1379
Average List Price	\$159,181	\$241,688	\$481,468	\$164,733	\$217,347	\$326,497
Median List Price	\$129,000	\$225,000	\$417,250	\$174,000	\$189,900	\$280,000
Average Sale Price	\$154,579	\$238,915	\$476,218	\$167,900	\$214,793	\$322,683
Median Sale Price	\$125,000	\$225,000	\$411,000	\$177,500	\$185,000	\$280,000

Time on Market	# Units
1-30	880
31-60	249
61-90	72
91-120	25
greater than 120 days	48
Total Units Sold	1274
Average Market Time	33

Type of Financing	# Units
Conventional	671
Cash	434
FHA	145
VA	92
Owner	1
Other	36

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 - 08/31/2022

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	23	12	3	0	4	42
20,000 to 29,999	30	36	9	2	2	79
30,000 to 39,999	36	43	12	2	6	99
40,000 to 49,999	41	70	8	4	14	137
50,000 to 59,999	57	88	12	2	11	170
60,000 to 69,999	62	106	29	9	9	215
70,000 to 79,999	50	112	22	17	14	215
80,000 to 89,999	46	107	33	9	8	203
90,000 to 99,999	27	132	20	14	13	206
100,000 to 119,999	85	270	43	14	24	436
120,000 to 139,999	68	299	51	10	24	452
140,000 to 159,999	79	289	65	9	35	477
160,000 to 179,999	55	332	63	6	28	484
180,000 to 199,999	40	296	63	6	34	439
200,000 to 249,999	84	748	187	10	66	1095
250,000 to 299,999	76	796	318	5	58	1253
300,000 to 399,999	56	891	991	3	74	2015
400,000 to 499,999	14	239	855	5	17	1130
500,000 to 749,999	2	126	830	3	12	973
750,000 to 999,999	2	11	234	2	1	250
1,000,000 and greater	0	4	143	1	2	150
Totals	933	5007	3991	133	456	10520
Average List Price	\$145,359	\$227,360	\$452,436	\$169,213	\$221,589	\$304,490
Median List Price	\$124,900	\$215,000	\$399,000	\$109,900	\$199,900	\$265,000
Average Sale Price	\$144,816	\$229,520	\$453,683	\$164,614	\$220,960	\$305,858
Median Sale Price	\$123,500	\$220,000	\$405,000	\$103,000	\$200,250	\$269,000

Time on Market	# Units
1-30	6945
31-60	1458
61-90	501
91-120	225
greater than 120 days	422
Total Units Sold	9551
Average Market Time	29

Type of Financing	# Units
Conventional	5007
Cash	3663
FHA	949
VA	591
Owner	10
Other	299

Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 9/15/2022

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	6	0	0
20,000 to 29,999	10	0	0
30,000 to 39,999	20	0	2
40,000 to 49,999	38	0	1
50,000 to 59,999	30	1	2
60,000 to 69,999	54	0	18
70,000 to 79,999	63	0	2
80,000 to 89,999	56	2	0
90,000 to 99,999	79	4	5
100,000 to 119,999	101	3	8
120,000 to 139,999	152	5	4
140,000 to 159,999	141	2	3
160,000 to 179,999	92	2	11
180,000 to 199,999	100	8	4
200,000 to 249,999	242	3	16
250,000 to 299,999	292	5	9
300,000 to 399,999	476	5	32
400,000 to 499,999	293	3	5
500,000 to 749,999	304	0	3
750,000 to 999,999	109	0	0
1,000,000 and greater	110	0	2
Totals	2768	43	127
Average Price	\$365,873	\$208,006	\$238,174
Median Price	\$285,000	\$189,000	\$210,000

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	2,768	\$365,873
Condominium	127	\$238,173
Duplex	43	\$208,005
Total	2,935	\$357,895

PENDING	Listings	Average List Price
Residential	1,120	\$330,011
Condominium	44	\$213,893
Duplex	16	\$133,693
Total	1,180	\$323,019

9/15/2022