



Multiple Listing Service Sales Report February 2023

Sales Summary

	February Total Sales			YTD Total MLS Sales		
	2023	2022	% change	2023	2022	% change
Units	822	1,066	-22.9%	1,480	2,036	-27.3%
Average Sales Price	\$304,728	\$269,914	12.9%	\$292,884	\$271,492	7.9%
Median Sales Price	\$270,000	\$240,000	12.5%	\$260,000	\$239,500	8.6%

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	0	0	0	2	7	14
\$ 20,000 - 29,999	5	0	1	0	0	6	11
\$ 30,000 - 39,999	4	5	0	2	1	12	22
\$ 40,000 - 49,999	4	6	1	0	1	12	26
\$ 50,000 - 59,999	4	3	0	0	0	7	17
\$ 60,000 - 69,999	5	5	2	0	0	12	25
\$ 70,000 - 79,999	3	4	0	1	1	9	19
\$ 80,000 - 89,999	4	8	1	1	1	15	27
\$ 90,000 - 99,999	1	8	4	1	2	16	34
\$100,000 - 119,999	6	19	2	2	0	29	63
\$120,000 - 139,999	2	22	5	1	2	32	64
\$140,000 - 159,999	1	29	8	2	1	41	71
\$160,000 - 179,999	3	25	7	1	2	38	69
\$180,000 - 199,999	2	24	4	0	3	33	59
\$200,000 - 249,999	9	65	19	1	7	101	175
\$250,000 - 299,999	4	53	28	0	6	91	173
\$300,000 - 399,999	5	53	91	0	8	157	279
\$400,000 - 499,999	2	33	62	0	1	98	153
\$500,000 - 749,999	0	8	69	0	2	79	134
\$750,000 - 999,999	0	0	21	0	0	21	34
\$1,000,000 and over	0	0	6	0	0	6	11
Total Types	69	370	331	12	40	822	1,480
Average Sale Price	\$134,488	\$233,491	\$435,168	\$117,222	\$234,190	\$304,728	\$292,884
Median Sale Price	\$90,000	\$218,000	\$385,000	\$113,750	\$228,750	\$270,000	\$260,000

Price Group	Sales	% of Total
0 - \$99,999	96	11.7%
\$100,000 - 199,999	173	21.0%
\$200,000 - 399,999	349	42.5%
\$400,000 and above	204	24.8%

Time on Market	Units
1 to 30 days	353
31 to 60 days	135
61 to 90 days	103
91 to 120 days	71
More than 120 Days	81
Average Market Time	53

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: 02/01/2023 - 02/28/2023

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	5	0	0	0	2	7
20,000 to 29,999	5	0	1	0	0	6
30,000 to 39,999	4	5	0	2	1	12
40,000 to 49,999	4	6	1	0	1	12
50,000 to 59,999	4	3	0	0	0	7
60,000 to 69,999	5	5	2	0	0	12
70,000 to 79,999	3	4	0	1	1	9
80,000 to 89,999	4	8	1	1	1	15
90,000 to 99,999	1	8	4	1	2	16
100,000 to 119,999	6	19	2	2	0	29
120,000 to 139,999	2	22	5	1	2	32
140,000 to 159,999	1	29	8	2	1	41
160,000 to 179,999	3	25	7	1	2	38
180,000 to 199,999	2	24	4	0	3	33
200,000 to 249,999	9	65	19	1	7	101
250,000 to 299,999	4	53	28	0	6	91
300,000 to 399,999	5	53	91	0	8	157
400,000 to 499,999	2	33	62	0	1	98
500,000 to 749,999	0	8	69	0	2	79
750,000 to 999,999	0	0	21	0	0	21
1,000,000 and greater	0	0	6	0	0	6
Totals	69	370	331	12	40	822
Average List Price	\$138,216	\$238,123	\$443,284	\$131,067	\$244,098	\$311,078
Median List Price	\$99,000	\$222,450	\$397,500	\$113,950	\$229,500	\$275,000
Average Sale Price	\$134,488	\$233,491	\$435,168	\$117,222	\$234,190	\$304,728
Median Sale Price	\$90,000	\$218,000	\$385,000	\$113,750	\$228,750	\$270,000

Time on Market	# Units
1-30	353
31-60	135
61-90	103
91-120	71
greater than 120 days	81
Total Units Sold	743
Average Market Time	53

Type of Financing	# Units
Conventional	423
Cash	226
FHA	95
VA	48
Owner	1
Other	29

Residential Home Sales Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date Range: 01/01/2023 - 02/28/2023

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	10	2	0	0	2	14
20,000 to 29,999	8	2	1	0	0	11
30,000 to 39,999	11	7	0	2	2	22
40,000 to 49,999	10	13	1	0	2	26
50,000 to 59,999	6	9	1	0	1	17
60,000 to 69,999	8	13	2	0	2	25
70,000 to 79,999	6	8	2	1	2	19
80,000 to 89,999	7	13	3	1	3	27
90,000 to 99,999	3	22	4	2	3	34
100,000 to 119,999	11	41	6	2	3	63
120,000 to 139,999	5	44	9	2	4	64
140,000 to 159,999	4	46	13	4	4	71
160,000 to 179,999	13	41	9	2	4	69
180,000 to 199,999	3	44	9	0	3	59
200,000 to 249,999	13	118	28	2	14	175
250,000 to 299,999	5	105	53	0	10	173
300,000 to 399,999	7	99	159	2	12	279
400,000 to 499,999	6	42	101	1	3	153
500,000 to 749,999	1	18	113	0	2	134
750,000 to 999,999	0	0	34	0	0	34
1,000,000 and greater	0	0	11	0	0	11
Totals	137	687	559	21	76	1480
Average List Price	\$138,049	\$230,671	\$439,283	\$176,981	\$223,620	\$299,766
Median List Price	\$105,000	\$218,000	\$389,900	\$145,000	\$225,000	\$265,500
Average Sale Price	\$132,980	\$225,155	\$430,628	\$166,732	\$215,089	\$292,884
Median Sale Price	\$95,000	\$210,000	\$385,000	\$148,000	\$223,500	\$260,000

Time on Market	# Units
1-30	616
31-60	290
61-90	177
91-120	111
greater than 120 days	144
Total Units Sold	1338
Average Market Time	52

Type of Financing	# Units
Conventional	710
Cash	436
FHA	175
VA	105
Owner	1
Other	52

Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 3/15/2023

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	6	0	0
20,000 to 29,999	28	0	0
30,000 to 39,999	21	1	0
40,000 to 49,999	29	0	1
50,000 to 59,999	34	2	5
60,000 to 69,999	38	4	11
70,000 to 79,999	61	1	2
80,000 to 89,999	54	2	2
90,000 to 99,999	73	3	0
100,000 to 119,999	100	7	2
120,000 to 139,999	122	1	3
140,000 to 159,999	109	7	6
160,000 to 179,999	95	2	2
180,000 to 199,999	101	3	11
200,000 to 249,999	234	1	8
250,000 to 299,999	268	2	8
300,000 to 399,999	502	5	36
400,000 to 499,999	293	2	6
500,000 to 749,999	280	0	8
750,000 to 999,999	112	0	2
1,000,000 and greater	86	1	1
Totals	2646	44	114
Average Price	\$357,849	\$185,668	\$282,091
Median Price	\$295,000	\$142,500	\$289,500

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	2,646	\$357,845
Condominium	114	\$282,091
Duplex	44	\$185,668
Total	2,804	\$352,063

PENDING	Listings	Average List Price
Residential	910	\$305,606
Condominium	22	\$230,725
Duplex	17	\$128,870
Total	949	\$300,704

3/15/2023