MEMPHIS AREA ASSOCIATION OF REALTORS®

Multiple Listing Service Sales Report
July 2014

Sales Summary

	July Total Sales			YTD Total MLS Sales		
	2014	2013	% change	2014	2013	% change
Units	1,178	1,306	-9.8%	7,382	7,820	-5.6%
Average Sales Price	$189,543	$172,000	10.2%	$168,890	$163,000	3.6%
Median Sales Price	$150,000	$137,000	9.5%	$136,000	$127,000	7.1%

Sales by Type and Price Range

	Single Family						
Price Range	0-2 Bdrms	3 Bdrms	4+ Bdrms	Duplex	Condo	Total Month Sales	Total YTD Sales
$ 19,999 or under	14	32	4	0	3	53	454
$ 20,000 - 29,999	7	15	3	2	3	30	284
$ 30,000 - 39,999	4	30	5	0	2	41	287
$ 40,000 - 49,999	6	23	1	0	1	31	243
$ 50,000 - 59,999	5	21	3	0	0	29	258
$ 60,000 - 69,999	3	23	5	0	2	33	238
$ 70,000 - 79,999	4	19	5	0	4	32	268
$ 80,000 - 89,999	4	36	5	0	3	48	301
$ 90,000 - 99,999	2	43	11	1	1	58	333
$100,000 - 119,999	9	63	7	0	4	83	550
$120,000 - 139,999	4	66	16	0	6	92	584
$140,000 - 159,999	4	48	36	0	7	95	585
$160,000 - 179,999	2	42	33	0	5	82	482
$180,000 - 199,999	1	22	30	0	2	55	381
$200,000 - 249,999	1	43	93	0	3	140	760
$250,000 - 299,999	1	13	77	0	2	93	444
$300,000 - 399,999	2	12	81	0	1	96	499
$400,000 - 499,999	0	4	40	0	0	44	230
$500,000 - 749,999	0	0	26	0	1	27	143
$750,000 - 999,999	0	0	10	0	0	10	31
$1,000,000 and over	0	0	6	0	0	6	27
Total Types	73	555	497	3	50	1,178	7,382
Average Sale Price	$79,968	$120,388	$282,864	$49,666	$133,094	$189,543	$168,980
Median Sale Price	$63,000	$110,000	$247,500	$275,000	$121,948	$150,000	$136,000

Price Group	Sales	% of Total
0 - $99,999	355	30.1%
$100,000 - 199,999	407	34.6%
$200,000 - 399,999	329	27.9%
$400,000 and above	87	7.4%

Time on Market	Units
1 to 30 days	486
31 to 60 days	214
61 to 90 days	147
91 to 120 days	90
More than 120 Days	241
Average Market Time	72

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: 07/01/14 - 07/31/14

Sold Residential Listings

Price Class/Type	< 2 Bed	3 Bed	> 4 Bed	Duplex	Condo	Total Units
19,999 and below	14	32	4	0	3	53
20,000 and 29,999	7	15	3	2	3	30
30,000 and 39,999	4	30	5	0	2	41
40,000 and 49,999	6	23	1	0	1	31
50,000 and 59,999	5	21	3	0	0	29
60,000 and 69,999	3	23	5	0	2	33
70,000 and 79,999	4	19	5	0	4	32
80,000 and 89,999	4	36	5	0	3	48
90,000 and 99,999	2	43	11	1	1	58
100,000 and 119,999	9	63	7	0	4	83
120,000 and 139,999	4	66	16	0	6	92
140,000 and 159,999	4	48	36	0	7	95
160,000 and 179,999	2	42	33	0	5	82
180,000 and 199,999	1	22	30	0	2	55
200,000 and 249,999	1	43	93	0	3	140
250,000 and 299,999	1	13	77	0	2	93
300,000 and 399,999	2	12	81	0	1	96
400,000 and 499,999	0	4	40	0	0	44
500,000 and 749,999	0	0	26	0	1	27
750,000 and 999,999	0	0	10	0	0	10
greater than 1,000,000	0	0	6	0	0	6
Totals	73	555	497	3	50	1178
Average List Price	84500	124373	291776	50233	139368	195741
Median List Price	65000	115000	249900	27900	133250	158500
Average Sale Price	79968	120388	282864	49666	133094	189543
Median Sale Price	63000	110000	247500	27500	121948	150000

Time on Market	# Units
1-30	486
31-60	214
61-90	147
91-120	90
greater than 120 days	241
Total Units Sold	1126
Average Market Time	72

Type of Financing	# Units
Conventional	506
Cash	355
FHA	202
VA	62
Other	51
Not Reported	2

Residential Home Sales Report

NATIONAL ASSOCIATION OF REALTORS

Real Estate Trend Indicator

Board: Memphis Area Association of Realtors, Inc.
State: Tennessee
Date Range: 01/01/14 - 07/31/14

Sold Residential Listings

Price Class/Type	< 2 Bed	3 Bed	> 4 Bed	Duplex	Condo	Total Units
19,999 and below	139	235	38	22	20	454
20,000 and 29,999	48	182	32	11	11	284
30,000 and 39,999	57	196	23	4	7	287
40,000 and 49,999	25	165	34	14	5	243
50,000 and 59,999	39	177	34	3	5	258
60,000 and 69,999	30	162	35	2	9	238
70,000 and 79,999	31	190	31	3	13	268
80,000 and 89,999	29	222	41	1	8	301
90,000 and 99,999	15	257	47	1	13	333
100,000 and 119,999	28	395	93	4	30	550
120,000 and 139,999	35	389	128	3	29	584
140,000 and 159,999	27	341	189	3	25	585
160,000 and 179,999	18	230	211	0	23	482
180,000 and 199,999	12	153	196	1	19	381
200,000 and 249,999	10	243	481	3	23	760
250,000 and 299,999	4	83	351	0	6	444
300,000 and 399,999	5	74	416	0	4	499
400,000 and 499,999	0	20	207	0	3	230
500,000 and 749,999	1	5	136	0	1	143
750,000 and 999,999	0	1	30	0	0	31
greater than 1,000,000	0	0	27	0	0	27
Totals	553	3720	2780	75	254	7382
Average List Price	73897	118829	271716	61441	136025	175568
Median List Price	58000	109900	230000	42000	129900	139900
Average Sale Price	69367	114308	261953	53916	129524	168980
Median Sale Price	52000	104385	226000	40000	122398	136000

Time on Market	# Units
1-30	2836
31-60	1253
61-90	806
91-120	545
greater than 120 days	1942
Total Units Sold	7041
Average Market Time	83

Type of Financing	# Units
Conventional	2843
Cash	2707
FHA	1162
VA	357
Owner	12
Other	299
Not Reported	2

Residential Home Listings Report

NATIONAL ASSOCIATION OF REALTORS

Real Estate Trend Indicator

Board: Memphis Area Association of Realtors, Inc.
State: Tennessee
Date: 08/19/14

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	230	15	7
20,000 and 29,999	243	15	6
30,000 and 39,999	235	15	3
40,000 and 49,999	228	13	3
50,000 and 59,999	238	4	3
60,000 and 69,999	242	3	7
70,000 and 79,999	233	2	11
80,000 and 89,999	232	4	7
90,000 and 99,999	181	3	9
100,000 and 119,999	341	5	14
120,000 and 139,999	442	6	25
140,000 and 159,999	377	4	30
160,000 and 179,999	365	2	22
180,000 and 199,999	314	2	22
200,000 and 249,999	628	5	31
250,000 and 299,999	552	0	22
300,000 and 399,999	513	1	16
400,000 and 499,999	307	0	4
500,000 and 749,999	285	0	2
750,000 and 999,999	121	0	0
greater than 1,000,000	109	0	2
Totals	6416	99	246
Average Price	229078	71611	182172
Median Price	159900	44700	159900

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	6,420	$229,145
Condominium	250	$181,552
Duplex	100	$71,540
Total	6,770	$225,059

PENDING	Listings	Average List Price
Residential	1,627	$162,668
Condominium	63	$138,140
Duplex	11	$54,290
Total	1,701	$161,059