



Multiple Listing Service Sales Report May 2019

Sales Summary

	May Total Sales			YTD Total MLS Sales		
	2019	2018	% change	2019	2018	% change
Units	1,489	1,410	5.6%	5,931	5,779	2.6%
Average Sales Price	\$226,260	\$221,255	2.3%	\$204,919	\$204,390	0.3%
Median Sales Price	\$192,000	\$188,725	1.7%	\$173,500	\$169,000	2.7%

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	15	15	3	0	1	34	139
\$ 20,000 - 29,999	12	20	5	0	0	37	162
\$ 30,000 - 39,999	12	17	3	1	2	35	216
\$ 40,000 - 49,999	12	17	4	1	0	34	168
\$ 50,000 - 59,999	5	29	4	1	0	39	176
\$ 60,000 - 69,999	7	25	4	1	4	41	189
\$ 70,000 - 79,999	3	27	3	0	3	36	203
\$ 80,000 - 89,999	6	25	6	0	4	41	169
\$ 90,000 - 99,999	1	16	5	1	2	25	132
\$100,000 - 119,999	8	49	8	0	7	72	338
\$120,000 - 139,999	9	67	12	0	9	97	390
\$140,000 - 159,999	2	63	14	2	6	87	379
\$160,000 - 179,999	13	51	22	0	8	94	408
\$180,000 - 199,999	4	56	40	2	5	107	385
\$200,000 - 249,999	16	83	89	0	8	196	719
\$250,000 - 299,999	3	54	90	0	6	153	609
\$300,000 - 399,999	4	35	127	0	3	169	585
\$400,000 - 499,999	0	10	85	0	1	96	281
\$500,000 - 749,999	0	3	73	0	1	77	216
\$750,000 - 999,999	0	1	10	0	1	12	47
\$1,000,000 and over	0	1	6	0	0	7	20
Total Types	132	664	613	9	71	1,489	5,931
Average Sale Price	\$104,942	\$159,747	\$331,780	\$109,278	\$177,629	\$226,260	\$204,919
Median Sale Price	\$79,000	\$149,700	\$296,000	\$99,000	\$153,470	\$192,000	\$173,500

Price Group	Sales	% of Total
0 - \$99,999	322	21.6%
\$100,000 - 199,999	457	30.7%
\$200,000 - 399,999	518	34.8%
\$400,000 and above	192	12.9%

Time on Market	Units
1 to 30 days	856
31 to 60 days	243
61 to 90 days	90
91 to 120 days	43
More than 120 Days	161
Average Market Time	48

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: 05/01/2019 - 05/31/2019

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	15	15	3	0	1	34
20,000 to 29,999	12	20	5	0	0	37
30,000 to 39,999	12	17	3	1	2	35
40,000 to 49,999	12	17	4	1	0	34
50,000 to 59,999	5	29	4	1	0	39
60,000 to 69,999	7	25	4	1	4	41
70,000 to 79,999	3	27	3	0	3	36
80,000 to 89,999	6	25	6	0	4	41
90,000 to 99,999	1	16	5	1	2	25
100,000 to 119,999	8	49	8	0	7	72
120,000 to 139,999	9	67	12	0	9	97
140,000 to 159,999	2	63	14	2	6	87
160,000 to 179,999	13	51	22	0	8	94
180,000 to 199,999	4	56	40	2	5	107
200,000 to 249,999	16	83	89	0	8	196
250,000 to 299,999	3	54	90	0	6	153
300,000 to 399,999	4	35	127	0	3	169
400,000 to 499,999	0	10	85	0	1	96
500,000 to 749,999	0	3	73	0	1	77
750,000 to 999,999	0	1	10	0	1	12
1,000,000 and greater	0	1	6	0	0	7
Totals	132	664	613	9	71	1489
Average List Price	\$106,921	\$161,566	\$338,936	\$112,066	\$181,325	\$230,385
Median List Price	\$79,900	\$149,250	\$295,000	\$99,000	\$155,000	\$192,900
Average Sale Price	\$104,942	\$159,747	\$331,780	\$109,278	\$177,629	\$226,260
Median Sale Price	\$79,000	\$149,700	\$296,000	\$99,000	\$153,470	\$192,000

Time on Market	# Units
1-30	856
31-60	243
61-90	90
91-120	43
greater than 120 days	161
Total Units Sold	1393
Average Market Time	48

Type of Financing	# Units
Conventional	685
Cash	389
FHA	264
VA	77
Owner	4
Other	70

Residential Home Sales Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date Range: 01/01/2019 - 05/31/2019

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	52	65	13	4	5	139
20,000 to 29,999	45	82	21	9	5	162
30,000 to 39,999	46	135	22	7	6	216
40,000 to 49,999	38	97	21	8	4	168
50,000 to 59,999	25	112	21	9	9	176
60,000 to 69,999	28	114	19	9	19	189
70,000 to 79,999	25	127	26	3	22	203
80,000 to 89,999	14	112	22	2	19	169
90,000 to 99,999	15	93	16	2	6	132
100,000 to 119,999	33	242	39	5	19	338
120,000 to 139,999	25	283	54	1	27	390
140,000 to 159,999	10	276	72	3	18	379
160,000 to 179,999	22	265	90	3	28	408
180,000 to 199,999	10	211	146	3	15	385
200,000 to 249,999	39	273	368	0	39	719
250,000 to 299,999	12	177	395	0	25	609
300,000 to 399,999	9	115	447	2	12	585
400,000 to 499,999	0	32	245	0	4	281
500,000 to 749,999	0	8	205	0	3	216
750,000 to 999,999	1	1	44	0	1	47
1,000,000 and greater	0	1	19	0	0	20
Totals	449	2821	2305	70	286	5931
Average List Price	\$97,150	\$148,580	\$315,477	\$82,137	\$164,760	\$209,545
Median List Price	\$69,900	\$139,000	\$279,500	\$66,500	\$149,000	\$175,900
Average Sale Price	\$93,768	\$145,704	\$308,378	\$76,503	\$161,092	\$204,919
Median Sale Price	\$65,000	\$135,000	\$275,000	\$57,250	\$145,000	\$173,500

Time on Market	# Units
1-30	3032
31-60	950
61-90	473
91-120	317
greater than 120 days	749
Total Units Sold	5521
Average Market Time	56

Type of Financing	# Units
Conventional	2461
Cash	1692
FHA	1110
VA	391
Owner	14
Other	263

Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 6/14/2019

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	67	2	5
20,000 to 29,999	90	6	5
30,000 to 39,999	142	5	5
40,000 to 49,999	172	4	1
50,000 to 59,999	174	7	4
60,000 to 69,999	135	5	9
70,000 to 79,999	117	10	8
80,000 to 89,999	102	1	7
90,000 to 99,999	75	3	4
100,000 to 119,999	134	1	6
120,000 to 139,999	181	2	5
140,000 to 159,999	158	1	7
160,000 to 179,999	176	0	7
180,000 to 199,999	177	2	7
200,000 to 249,999	407	1	25
250,000 to 299,999	373	1	8
300,000 to 399,999	483	2	17
400,000 to 499,999	332	0	6
500,000 to 749,999	325	0	2
750,000 to 999,999	123	0	2
1,000,000 and greater	115	0	0
Totals	4058	53	140
Average Price	\$294,862	\$85,260	\$192,641
Median Price	\$219,950	\$65,000	\$176,950

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	4,058	\$294,861
Condominium	140	\$193,640
Duplex	53	\$85,260
Total	4,251	\$288,882

PENDING	Listings	Average List Price
Residential	1,323	\$220,417
Condominium	34	\$155,114
Duplex	9	\$122,216
Total	1,366	\$218,144

6/14/2019