



Multiple Listing Service Sales Report May 2022

Sales Summary

	May Total Sales			YTD Total MLS Sales		
	2022	2021	% change	2022	2021	% change
Units	1,436	1,447	-0.8%	6,215	6,130	1.4%
Average Sales Price	\$320,490	\$270,662	18.4%	\$296,754	\$258,749	14.7%
Median Sales Price	\$280,000	\$243,000	15.2%	\$260,000	\$225,000	15.6%

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	4	2	0	0	0	6	26
\$ 20,000 - 29,999	3	3	2	0	0	8	50
\$ 30,000 - 39,999	5	5	2	1	0	13	68
\$ 40,000 - 49,999	8	8	0	0	3	19	94
\$ 50,000 - 59,999	8	4	1	0	3	16	105
\$ 60,000 - 69,999	13	11	5	2	1	32	147
\$ 70,000 - 79,999	7	12	1	1	2	23	137
\$ 80,000 - 89,999	9	11	11	0	1	32	130
\$ 90,000 - 99,999	4	22	3	1	1	31	129
\$100,000 - 119,999	13	44	6	3	2	68	263
\$120,000 - 139,999	5	30	5	0	2	42	277
\$140,000 - 159,999	7	42	7	0	5	61	296
\$160,000 - 179,999	3	36	8	1	4	52	283
\$180,000 - 199,999	6	39	5	0	3	53	253
\$200,000 - 249,999	9	96	31	2	15	153	667
\$250,000 - 299,999	10	114	34	1	12	171	736
\$300,000 - 399,999	6	120	133	1	9	269	1160
\$400,000 - 499,999	6	42	130	0	3	181	619
\$500,000 - 749,999	0	14	128	0	2	144	557
\$750,000 - 999,999	0	1	37	1	0	39	135
\$1,000,000 and over	0	0	23	0	0	23	83
Total Types	126	656	572	14	68	1436	6,215
Average Sale Price	\$139,449	\$235,529	\$471,865	\$196,122	\$227,849	\$320,490	\$296,754
Median Sale Price	\$100,000	\$229,500	\$425,000	\$112,000	\$219,950	\$280,000	\$260,000

Price Group	Sales	% of Total
0 - \$99,999	180	12.5%
\$100,000 - 199,999	276	19.2%
\$200,000 - 399,999	593	41.3%
\$400,000 and above	387	26.9%

Time on Market	Units
1 to 30 days	989
31 to 60 days	181
61 to 90 days	49
91 to 120 days	24
More than 120 Days	54
Average Market Time	28

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: 05/01/2022 - 05/31/2022

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	4	2	0	0	0	6
20,000 to 29,999	3	3	2	0	0	8
30,000 to 39,999	5	5	2	1	0	13
40,000 to 49,999	8	8	0	0	3	19
50,000 to 59,999	8	4	1	0	3	16
60,000 to 69,999	13	11	5	2	1	32
70,000 to 79,999	7	12	1	1	2	23
80,000 to 89,999	9	11	11	0	1	32
90,000 to 99,999	4	22	3	1	1	31
100,000 to 119,999	13	44	6	3	2	68
120,000 to 139,999	5	30	5	0	2	42
140,000 to 159,999	7	42	7	0	5	61
160,000 to 179,999	3	36	8	1	4	52
180,000 to 199,999	6	39	5	0	3	53
200,000 to 249,999	9	96	31	2	15	153
250,000 to 299,999	10	114	34	1	12	171
300,000 to 399,999	6	120	133	1	9	269
400,000 to 499,999	6	42	130	0	3	181
500,000 to 749,999	0	14	128	0	2	144
750,000 to 999,999	0	1	37	1	0	39
1,000,000 and greater	0	0	23	0	0	23
Totals	126	656	572	14	68	1436
Average List Price	\$139,824	\$232,392	\$467,037	\$205,600	\$225,846	\$317,164
Median List Price	\$100,000	\$225,000	\$412,450	\$118,701	\$210,000	\$275,000
Average Sale Price	\$139,449	\$235,529	\$471,865	\$196,122	\$227,849	\$320,490
Median Sale Price	\$100,000	\$229,500	\$425,000	\$112,000	\$219,950	\$280,000

Time on Market	# Units
1-30	989
31-60	181
61-90	49
91-120	24
greater than 120 days	54
Total Units Sold	1297
Average Market Time	28

Type of Financing	# Units
Conventional	715
Cash	492
FHA	123
VA	62
Owner	2
Other	42

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 - 05/31/2022

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	14	11	1	0	0	26
20,000 to 29,999	20	21	6	2	1	50
30,000 to 39,999	27	29	6	2	4	68
40,000 to 49,999	27	47	7	2	11	94
50,000 to 59,999	34	54	7	1	9	105
60,000 to 69,999	44	74	14	9	6	147
70,000 to 79,999	31	77	12	10	7	137
80,000 to 89,999	34	64	21	4	7	130
90,000 to 99,999	22	82	14	5	6	129
100,000 to 119,999	50	161	26	13	13	263
120,000 to 139,999	40	182	34	6	15	277
140,000 to 159,999	51	181	38	7	19	296
160,000 to 179,999	29	203	32	3	16	283
180,000 to 199,999	18	174	40	3	18	253
200,000 to 249,999	50	449	117	6	45	667
250,000 to 299,999	43	452	199	3	39	736
300,000 to 399,999	34	480	595	3	48	1160
400,000 to 499,999	9	120	478	3	9	619
500,000 to 749,999	1	72	472	2	10	557
750,000 to 999,999	0	5	127	2	1	135
1,000,000 and greater	0	1	79	1	2	83
Totals	578	2939	2325	87	286	6215
Average List Price	\$137,630	\$218,410	\$441,093	\$180,618	\$229,065	\$294,163
Median List Price	\$114,950	\$205,000	\$389,000	\$117,500	\$205,000	\$254,000
Average Sale Price	\$138,160	\$221,285	\$444,492	\$175,694	\$228,602	\$296,754
Median Sale Price	\$113,000	\$211,000	\$395,000	\$106,500	\$210,250	\$260,000

Time on Market	# Units
1-30	4088
31-60	804
61-90	305
91-120	149
greater than 120 days	279
Total Units Sold	5625
Average Market Time	30

Type of Financing	# Units
Conventional	2919
Cash	2245
FHA	515
VA	339
Owner	7
Other	189

Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 6/16/2022

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	8	0	1
20,000 to 29,999	18	0	3
30,000 to 39,999	16	0	0
40,000 to 49,999	28	1	3
50,000 to 59,999	25	0	10
60,000 to 69,999	53	2	13
70,000 to 79,999	64	0	2
80,000 to 89,999	52	3	3
90,000 to 99,999	56	3	3
100,000 to 119,999	84	1	6
120,000 to 139,999	125	2	4
140,000 to 159,999	96	3	6
160,000 to 179,999	97	3	8
180,000 to 199,999	79	1	10
200,000 to 249,999	210	2	10
250,000 to 299,999	225	4	7
300,000 to 399,999	329	4	12
400,000 to 499,999	243	0	3
500,000 to 749,999	231	1	0
750,000 to 999,999	106	0	0
1,000,000 and greater	100	1	0
Totals	2245	31	104
Average Price	\$372,705	\$268,419	\$168,529
Median Price	\$275,000	\$169,900	\$154,950

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	2,245	\$372,705
Condominium	104	\$168,528
Duplex	31	\$268,419
Total	2,380	\$362,424

PENDING	Listings	Average List Price
Residential	1,419	\$321,796
Condominium	36	\$200,688
Duplex	27	\$128,140
Total	1,482	\$315,326

6/16/2022