



## Multiple Listing Service Sales Report May 2023

### Sales Summary

	May Total Sales			YTD Total MLS Sales		
	2023	2022	% change	2023	2022	% change
Units	1,256	1,436	-12.5%	5,007	6,215	-19.4%
Average Sales Price	\$320,555	\$320,490	0.0%	\$305,326	\$296,754	2.9%
Median Sales Price	\$280,500	\$280,000	0.2%	\$269,900	\$260,000	3.8%

### 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	0	2	0	0	0	2	27
\$ 20,000 - 29,999	4	1	0	0	0	5	35
\$ 30,000 - 39,999	6	2	0	0	0	8	55
\$ 40,000 - 49,999	4	5	0	0	0	9	59
\$ 50,000 - 59,999	3	4	1	0	0	8	57
\$ 60,000 - 69,999	7	13	4	0	3	27	94
\$ 70,000 - 79,999	3	10	1	0	2	16	85
\$ 80,000 - 89,999	4	6	5	1	0	16	82
\$ 90,000 - 99,999	3	10	1	1	0	15	82
\$100,000 - 119,999	7	30	5	2	3	47	202
\$120,000 - 139,999	5	47	12	3	3	70	247
\$140,000 - 159,999	9	35	16	2	2	64	243
\$160,000 - 179,999	5	38	8	1	2	54	217
\$180,000 - 199,999	8	33	5	0	3	49	204
\$200,000 - 249,999	15	102	28	1	7	153	583
\$250,000 - 299,999	2	94	39	1	6	142	611
\$300,000 - 399,999	6	105	140	1	15	267	974
\$400,000 - 499,999	0	28	94	1	2	125	498
\$500,000 - 749,999	1	11	113	0	1	126	463
\$750,000 - 999,999	0	1	27	0	1	29	123
\$1,000,000 and over	1	1	22	0	0	24	66
Total Types	93	578	521	14	50	1,256	5,007
Average Sale Price	\$160,998	\$235,957	\$452,360	\$177,964	\$261,790	\$320,555	\$305,326
Median Sale Price	\$140,000	\$230,000	\$399,000	\$148,000	\$252,000	\$280,500	\$269,900

Price Group	Sales	% of Total
0 - \$99,999	106	8.4%
\$100,000 - 199,999	284	22.6%
\$200,000 - 399,999	562	44.7%
\$400,000 and above	304	24.2%

Time on Market	Units
1 to 30 days	721
31 to 60 days	208
61 to 90 days	82
91 to 120 days	59
More than 120 Days	107
Average Market Time	44

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: 05/01/2023 - 05/31/2023

### Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	0	2	0	0	0	2
20,000 to 29,999	4	1	0	0	0	5
30,000 to 39,999	6	2	0	0	0	8
40,000 to 49,999	4	5	0	0	0	9
50,000 to 59,999	3	4	1	0	0	8
60,000 to 69,999	7	13	4	0	3	27
70,000 to 79,999	3	10	1	0	2	16
80,000 to 89,999	4	6	5	1	0	16
90,000 to 99,999	3	10	1	1	0	15
100,000 to 119,999	7	30	5	2	3	47
120,000 to 139,999	5	47	12	3	3	70
140,000 to 159,999	9	35	16	2	2	64
160,000 to 179,999	5	38	8	1	2	54
180,000 to 199,999	8	33	5	0	3	49
200,000 to 249,999	15	102	28	1	7	153
250,000 to 299,999	2	94	39	1	6	142
300,000 to 399,999	6	105	140	1	15	267
400,000 to 499,999	0	28	94	1	2	125
500,000 to 749,999	1	11	113	0	1	126
750,000 to 999,999	0	1	27	0	1	29
1,000,000 and greater	1	1	22	0	0	24
<b>Totals</b>	<b>93</b>	<b>578</b>	<b>521</b>	<b>14</b>	<b>50</b>	<b>1256</b>
Average List Price	\$165,000	\$238,142	\$459,341	\$181,729	\$268,908	\$325,077
Median List Price	\$138,000	\$229,900	\$399,900	\$155,950	\$267,000	\$285,000
Average Sale Price	\$160,998	\$235,957	\$452,360	\$177,964	\$261,790	\$320,555
Median Sale Price	\$140,000	\$230,000	\$399,000	\$148,000	\$252,000	\$280,500

Time on Market	# Units
1-30	721
31-60	208
61-90	82
91-120	59
greater than 120 days	107
Total Units Sold	1177
Average Market Time	44

Type of Financing	# Units
Conventional	597
Cash	313
FHA	199
VA	104
Owner	6
Other	37

## Residential Home Sales Report

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Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date Range: 01/01/2023 - 05/31/2023

### Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	14	13	0	0	0	27
20,000 to 29,999	21	8	5	1	0	35
30,000 to 39,999	29	17	2	2	5	55
40,000 to 49,999	25	27	2	2	3	59
50,000 to 59,999	17	29	6	0	5	57
60,000 to 69,999	24	51	11	1	7	94
70,000 to 79,999	22	48	6	2	7	85
80,000 to 89,999	20	41	13	2	6	82
90,000 to 99,999	13	53	10	3	3	82
100,000 to 119,999	35	125	22	6	14	202
120,000 to 139,999	30	153	46	7	11	247
140,000 to 159,999	21	147	51	9	15	243
160,000 to 179,999	28	143	30	6	10	217
180,000 to 199,999	17	146	30	3	8	204
200,000 to 249,999	46	411	92	4	30	583
250,000 to 299,999	23	395	168	2	23	611
300,000 to 399,999	24	370	523	5	52	974
400,000 to 499,999	9	135	344	2	8	498
500,000 to 749,999	2	56	398	0	7	463
750,000 to 999,999	0	2	120	0	1	123
1,000,000 and greater	1	1	64	0	0	66
<b>Totals</b>	<b>421</b>	<b>2371</b>	<b>1943</b>	<b>57</b>	<b>215</b>	<b>5007</b>
Average List Price	\$145,868	\$234,238	\$452,403	\$171,630	\$240,073	\$311,006
Median List Price	\$117,000	\$225,000	\$394,900	\$145,000	\$229,000	\$274,499
Average Sale Price	\$141,663	\$230,264	\$444,360	\$165,060	\$234,275	\$305,326
Median Sale Price	\$113,500	\$224,900	\$387,500	\$145,000	\$225,000	\$269,900

Time on Market	# Units
1-30	2523
31-60	860
61-90	413
91-120	322
greater than 120 days	508
Total Units Sold	4626
Average Market Time	49

Type of Financing	# Units
Conventional	2327
Cash	1432
FHA	719
VA	358
Owner	17
Other	153

## Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 6/15/2023

### Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	7	0	0
20,000 to 29,999	17	0	0
30,000 to 39,999	25	0	0
40,000 to 49,999	30	0	1
50,000 to 59,999	28	1	3
60,000 to 69,999	60	4	8
70,000 to 79,999	47	1	2
80,000 to 89,999	68	7	1
90,000 to 99,999	64	5	1
100,000 to 119,999	108	7	4
120,000 to 139,999	112	2	14
140,000 to 159,999	115	4	12
160,000 to 179,999	118	3	12
180,000 to 199,999	117	2	10
200,000 to 249,999	243	7	16
250,000 to 299,999	268	0	20
300,000 to 399,999	539	3	38
400,000 to 499,999	357	2	8
500,000 to 749,999	422	0	5
750,000 to 999,999	137	1	0
1,000,000 and greater	105	1	0
<b>Totals</b>	<b>2987</b>	<b>50</b>	<b>155</b>
Average Price	\$379,758	\$191,793	\$247,661
Median Price	\$315,000	\$123,900	\$240,000

## Inventory Totals

ACTIVE	Listings	Average List Price
Residential	2,987	\$379,694
Condominium	155	\$247,660
Duplex	50	\$191,792
<b>Total</b>	<b>3,192</b>	<b>\$370,339</b>

PENDING	Listings	Average List Price
Residential	900	\$337,403
Condominium	35	\$319,022
Duplex	19	\$157,089
<b>Total</b>	<b>954</b>	<b>\$333,137</b>

6/15/2023