



Multiple Listing Service Sales Report October 2022

Sales Summary

	October Total Sales			YTD Total MLS Sales		
	2022	2021	% change	2022	2021	% change
Units	1,036	1,330	-22.1%	12,980	14,096	-7.9%
Average Sales Price	\$294,543	\$287,375	2.5%	\$304,455	\$272,855	11.6%
Median Sales Price	\$254,950	\$254,722	0.1%	\$265,000	\$239,900	10.5%

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	52
\$ 20,000 - 29,999	5	0	3	0	0	8	94
\$ 30,000 - 39,999	5	2	2	0	0	9	116
\$ 40,000 - 49,999	3	4	1	0	0	8	160
\$ 50,000 - 59,999	4	5	1	0	0	10	194
\$ 60,000 - 69,999	6	8	0	0	0	14	257
\$ 70,000 - 79,999	8	10	2	2	0	22	265
\$ 80,000 - 89,999	8	17	4	4	1	34	268
\$ 90,000 - 99,999	5	14	3	0	2	24	256
\$100,000 - 119,999	8	31	3	3	3	48	537
\$120,000 - 139,999	9	47	10	0	2	68	575
\$140,000 - 159,999	6	30	15	3	2	56	594
\$160,000 - 179,999	5	34	6	0	6	51	618
\$180,000 - 199,999	4	29	8	0	3	44	531
\$200,000 - 249,999	7	75	13	3	9	107	1414
\$250,000 - 299,999	6	79	25	0	6	116	1548
\$300,000 - 399,999	3	66	105	1	7	182	2459
\$400,000 - 499,999	2	20	82	0	2	106	1385
\$500,000 - 749,999	1	14	76	0	1	92	1175
\$750,000 - 999,999	0	2	13	0	0	15	300
\$1,000,000 and over	0	0	16	0	0	16	182
Total Types	99	489	388	16	44	1,036	12,980
Average Sale Price	\$131,811	\$223,503	\$439,664	\$145,646	\$224,633	\$294,543	\$304,455
Median Sale Price	\$109,000	\$205,000	\$391,450	\$112,500	\$219,000	\$254,950	\$265,000

Price Group	Sales	% of Total
0 - \$99,999	135	13.0%
\$100,000 - 199,999	267	25.8%
\$200,000 - 399,999	405	39.1%
\$400,000 and above	229	22.1%

Time on Market	Units
1 to 30 days	596
31 to 60 days	185
61 to 90 days	77
91 to 120 days	38
More than 120 Days	41
Average Market Time	35

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: 10/01/2022 - 10/31/2022

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	5	0	3	0	0	8
30,000 to 39,999	5	2	2	0	0	9
40,000 to 49,999	3	4	1	0	0	8
50,000 to 59,999	4	5	1	0	0	10
60,000 to 69,999	6	8	0	0	0	14
70,000 to 79,999	8	10	2	2	0	22
80,000 to 89,999	8	17	4	4	1	34
90,000 to 99,999	5	14	3	0	2	24
100,000 to 119,999	8	31	3	3	3	48
120,000 to 139,999	9	47	10	0	2	68
140,000 to 159,999	6	30	15	3	2	56
160,000 to 179,999	5	34	6	0	6	51
180,000 to 199,999	4	29	8	0	3	44
200,000 to 249,999	7	75	13	3	9	107
250,000 to 299,999	6	79	25	0	6	116
300,000 to 399,999	3	66	105	1	7	182
400,000 to 499,999	2	20	82	0	2	106
500,000 to 749,999	1	14	76	0	1	92
750,000 to 999,999	0	2	13	0	0	15
1,000,000 and greater	0	0	16	0	0	16
Totals	99	489	388	16	44	1036
Average List Price	\$137,477	\$226,812	\$449,655	\$170,931	\$229,354	\$300,979
Median List Price	\$109,900	\$205,000	\$399,000	\$189,000	\$219,450	\$255,000
Average Sale Price	\$131,811	\$223,503	\$439,664	\$145,646	\$224,633	\$294,543
Median Sale Price	\$109,000	\$205,000	\$391,450	\$112,500	\$219,000	\$254,950

Time on Market	# Units
1-30	596
31-60	185
61-90	77
91-120	38
greater than 120 days	41
Total Units Sold	937
Average Market Time	35

Type of Financing	# Units
Conventional	492
Cash	317
FHA	117
VA	58
Owner	2
Other	50

Residential Home Sales Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date Range: 1/01/2022 - 10/31/2022

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	28	17	3	0	4	52
20,000 to 29,999	37	40	12	3	2	94
30,000 to 39,999	44	49	15	2	6	116
40,000 to 49,999	49	80	9	5	17	160
50,000 to 59,999	66	99	15	3	11	194
60,000 to 69,999	76	129	31	9	12	257
70,000 to 79,999	62	140	28	19	16	265
80,000 to 89,999	60	140	41	14	13	268
90,000 to 99,999	35	166	26	14	15	256
100,000 to 119,999	101	335	53	18	30	537
120,000 to 139,999	93	369	73	10	30	575
140,000 to 159,999	93	363	86	13	39	594
160,000 to 179,999	68	426	78	8	38	618
180,000 to 199,999	50	356	77	7	41	531
200,000 to 249,999	109	955	249	14	87	1414
250,000 to 299,999	91	995	386	6	70	1548
300,000 to 399,999	68	1061	1233	6	91	2459
400,000 to 499,999	18	295	1043	7	22	1385
500,000 to 749,999	4	155	998	3	15	1175
750,000 to 999,999	2	14	280	2	2	300
1,000,000 and greater	0	4	175	1	2	182
Totals	1154	6188	4911	164	563	12980
Average List Price	\$146,822	\$227,739	\$451,796	\$172,928	\$223,827	\$304,455
Median List Price	\$125,000	\$215,000	\$399,000	\$119,951	\$199,900	\$264,900
Average Sale Price	\$145,596	\$228,912	\$450,993	\$166,311	\$222,390	\$304,455
Median Sale Price	\$125,000	\$218,000	\$400,000	\$110,000	\$204,000	\$265,000

Time on Market	# Units
1-30	8408
31-60	1905
61-90	666
91-120	296
greater than 120 days	516
Total Units Sold	11791
Average Market Time	30

Type of Financing	# Units
Conventional	6134
Cash	4466
FHA	1228
VA	740
Owner	25
Other	386

Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 11/15/2022

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	10	0	1
20,000 to 29,999	19	0	0
30,000 to 39,999	24	0	0
40,000 to 49,999	32	0	0
50,000 to 59,999	42	1	2
60,000 to 69,999	49	2	20
70,000 to 79,999	47	0	1
80,000 to 89,999	53	5	0
90,000 to 99,999	66	1	4
100,000 to 119,999	102	3	9
120,000 to 139,999	105	4	5
140,000 to 159,999	135	6	9
160,000 to 179,999	107	2	9
180,000 to 199,999	114	5	7
200,000 to 249,999	251	5	15
250,000 to 299,999	302	2	7
300,000 to 399,999	553	3	31
400,000 to 499,999	341	2	4
500,000 to 749,999	349	0	4
750,000 to 999,999	130	1	2
1,000,000 and greater	102	0	1
Totals	2933	42	131
Average Price	\$372,022	\$196,580	\$239,501
Median Price	\$300,000	\$159,900	\$199,900

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	2,933	\$372,027
Condominium	131	\$239,501
Duplex	42	\$196,579
Total	3,106	\$364,065

PENDING	Listings	Average List Price
Residential	954	\$329,077
Condominium	32	\$246,693
Duplex	15	\$127,619
Total	1,000	\$323,463

11/15/2022