



Multiple Listing Service Sales Report September 2022

Sales Summary

	September Total Sales			YTD Total MLS Sales		
	2022	2021	% change	2022	2021	% change
Units	1,306	1,461	-10.6%	11,884	12,710	-6.5%
Average Sales Price	\$305,136	\$276,758	10.3%	\$305,610	\$271,221	12.7%
Median Sales Price	\$260,000	\$245,000	6.1%	\$267,500	\$237,000	12.9%

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	1	2	0	0	0	3	46
\$ 20,000 - 29,999	0	3	0	1	0	4	85
\$ 30,000 - 39,999	1	4	1	0	0	6	105
\$ 40,000 - 49,999	5	6	0	1	1	13	150
\$ 50,000 - 59,999	5	6	1	1	0	13	183
\$ 60,000 - 69,999	7	12	2	0	2	23	240
\$ 70,000 - 79,999	4	17	4	0	0	25	242
\$ 80,000 - 89,999	5	14	4	1	4	28	232
\$ 90,000 - 99,999	3	19	3	0	0	25	232
\$100,000 - 119,999	8	34	7	1	3	53	488
\$120,000 - 139,999	14	20	11	0	3	48	504
\$140,000 - 159,999	8	38	6	0	2	54	536
\$160,000 - 179,999	8	58	9	2	4	81	566
\$180,000 - 199,999	5	28	5	1	4	43	484
\$200,000 - 249,999	15	119	44	1	10	189	1294
\$250,000 - 299,999	7	109	39	1	6	162	1423
\$300,000 - 399,999	7	99	127	2	10	245	2269
\$400,000 - 499,999	2	36	98	1	3	140	1275
\$500,000 - 749,999	1	15	83	0	2	101	1080
\$750,000 - 999,999	0	1	32	0	1	34	284
\$1,000,000 and over	0	0	16	0	0	16	166
Total Types	106	640	492	13	55	1306	11,884
Average Sale Price	\$163,859	\$230,674	\$441,825	\$188,923	\$248,617	\$305,136	\$305,610
Median Sale Price	\$137,500	\$215,000	\$385,000	\$165,000	\$217,000	\$260,000	\$267,500

Price Group	Sales	% of Total
0 - \$99,999	140	10.7%
\$100,000 - 199,999	279	21.4%
\$200,000 - 399,999	596	45.6%
\$400,000 and above	291	22.3%

Time on Market	Units
1 to 30 days	798
31 to 60 days	245
61 to 90 days	83
91 to 120 days	28
More than 120 Days	51
Average Market Time	33

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: 09/01/2022 - 09/30/2022

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	1	2	0	0	0	3
20,000 to 29,999	0	3	0	1	0	4
30,000 to 39,999	1	4	1	0	0	6
40,000 to 49,999	5	6	0	1	1	13
50,000 to 59,999	5	6	1	1	0	13
60,000 to 69,999	7	12	2	0	2	23
70,000 to 79,999	4	17	4	0	0	25
80,000 to 89,999	5	14	4	1	4	28
90,000 to 99,999	3	19	3	0	0	25
100,000 to 119,999	8	34	7	1	3	53
120,000 to 139,999	14	20	11	0	3	48
140,000 to 159,999	8	38	6	0	2	54
160,000 to 179,999	8	58	9	2	4	81
180,000 to 199,999	5	28	5	1	4	43
200,000 to 249,999	15	119	44	1	10	189
250,000 to 299,999	7	109	39	1	6	162
300,000 to 399,999	7	99	127	2	10	245
400,000 to 499,999	2	36	98	1	3	140
500,000 to 749,999	1	15	83	0	2	101
750,000 to 999,999	0	1	32	0	1	34
1,000,000 and greater	0	0	16	0	0	16
Totals	106	640	492	13	55	1306
Average List Price	\$166,784	\$233,296	\$451,869	\$193,838	\$254,034	\$310,720
Median List Price	\$139,950	\$219,950	\$387,250	\$185,000	\$215,000	\$264,950
Average Sale Price	\$163,859	\$230,674	\$441,825	\$188,923	\$248,617	\$305,136
Median Sale Price	\$137,500	\$215,000	\$385,000	\$165,000	\$217,000	\$260,000

Time on Market	# Units
1-30	798
31-60	245
61-90	83
91-120	28
greater than 120 days	51
Total Units Sold	1205
Average Market Time	33

Type of Financing	# Units
Conventional	588
Cash	435
FHA	150
VA	87
Owner	13
Other	33

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 - 09/30/2022

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	24	15	3	0	4	46
20,000 to 29,999	32	39	9	3	2	85
30,000 to 39,999	37	47	13	2	6	105
40,000 to 49,999	46	76	8	5	15	150
50,000 to 59,999	62	94	13	3	11	183
60,000 to 69,999	69	119	31	9	12	240
70,000 to 79,999	54	129	26	17	16	242
80,000 to 89,999	51	122	37	10	12	232
90,000 to 99,999	30	152	23	14	13	232
100,000 to 119,999	93	303	50	15	27	488
120,000 to 139,999	83	321	63	10	27	504
140,000 to 159,999	87	331	71	10	37	536
160,000 to 179,999	63	391	72	8	32	566
180,000 to 199,999	46	325	68	7	38	484
200,000 to 249,999	100	874	231	11	78	1294
250,000 to 299,999	83	911	359	6	64	1423
300,000 to 399,999	64	993	1123	5	84	2269
400,000 to 499,999	16	275	958	6	20	1275
500,000 to 749,999	3	141	919	3	14	1080
750,000 to 999,999	2	12	266	2	2	284
1,000,000 and greater	0	4	159	1	2	166
Totals	1045	5674	4502	147	516	11884
Average List Price	\$147,542	\$227,951	\$452,331	\$171,328	\$224,208	\$305,019
Median List Price	\$125,000	\$215,000	\$399,000	\$115,000	\$199,900	\$265,000
Average Sale Price	\$146,781	\$229,551	\$452,334	\$166,698	\$223,062	\$305,610
Median Sale Price	\$125,000	\$220,000	\$400,000	\$106,500	\$203,561	\$267,500

Time on Market	# Units
1-30	7775
31-60	1713
61-90	586
91-120	253
greater than 120 days	473
Total Units Sold	10800
Average Market Time	30

Type of Financing	# Units
Conventional	5617
Cash	4124
FHA	1105
VA	681
Owner	23
Other	333

Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 10/17/2022

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	9	0	1
20,000 to 29,999	18	0	0
30,000 to 39,999	23	0	0
40,000 to 49,999	23	1	1
50,000 to 59,999	44	1	3
60,000 to 69,999	56	0	19
70,000 to 79,999	58	0	2
80,000 to 89,999	51	5	1
90,000 to 99,999	61	1	4
100,000 to 119,999	99	3	8
120,000 to 139,999	127	3	4
140,000 to 159,999	128	3	8
160,000 to 179,999	95	2	8
180,000 to 199,999	117	12	6
200,000 to 249,999	258	3	16
250,000 to 299,999	303	4	5
300,000 to 399,999	506	3	32
400,000 to 499,999	333	3	4
500,000 to 749,999	330	0	3
750,000 to 999,999	127	0	0
1,000,000 and greater	117	0	1
Totals	2883	44	126
Average Price	\$376,134	\$198,503	\$224,907
Median Price	\$299,900	\$189,000	\$189,900

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	2,884	\$376,021
Condominium	126	\$224,906
Duplex	44	\$198,503
Total	3,054	\$367,229

PENDING	Listings	Average List Price
Residential	1,050	\$315,903
Condominium	42	\$202,409
Duplex	11	\$144,145
Total	1,103	\$309,869

10/17/2022