



Multiple Listing Service Sales Report February 2022

Sales Summary

	February Total Sales			YTD Total MLS Sales		
	2022	2021	% change	2022	2021	% change
Units	1,066	960	11.0%	2,036	1,935	5.2%
Average Sales Price	\$269,914	\$242,560	11.3%	\$271,492	\$244,492	11.0%
Median Sales Price	\$240,000	\$207,260	15.8%	\$239,500	\$210,000	14.0%

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	2	1	0	0	0	3	6
\$ 20,000 - 29,999	4	6	1	0	0	11	22
\$ 30,000 - 39,999	9	5	1	1	0	16	30
\$ 40,000 - 49,999	4	9	1	1	1	16	33
\$ 50,000 - 59,999	7	15	2	0	2	26	49
\$ 60,000 - 69,999	9	19	4	3	0	35	58
\$ 70,000 - 79,999	6	20	1	1	2	30	52
\$ 80,000 - 89,999	7	17	1	1	3	29	44
\$ 90,000 - 99,999	4	12	2	0	1	19	44
\$100,000 - 119,999	10	27	4	0	2	43	92
\$120,000 - 139,999	8	28	5	2	5	48	101
\$140,000 - 159,999	11	28	5	1	2	47	116
\$160,000 - 179,999	9	37	5	0	3	54	100
\$180,000 - 199,999	0	36	12	1	5	54	94
\$200,000 - 249,999	9	77	21	2	6	115	213
\$250,000 - 299,999	2	75	45	2	4	128	228
\$300,000 - 399,999	4	75	100	0	9	188	367
\$400,000 - 499,999	1	19	84	0	1	105	191
\$500,000 - 749,999	0	14	57	0	2	73	145
\$750,000 - 999,999	0	1	15	0	0	16	30
\$1,000,000 and over	0	0	8	1	1	10	21
Total Types	106	521	374	16	49	1066	2,036
Average Sale Price	\$117,910	\$211,973	\$402,244	\$191,737	\$230,308	\$269,914	\$271,492
Median Sale Price	\$104,900	\$200,000	\$362,600	\$125,055	\$189,000	\$240,000	\$239,500

Price Group	Sales	% of Total
0 - \$99,999	185	17.4%
\$100,000 - 199,999	246	23.1%
\$200,000 - 399,999	431	40.4%
\$400,000 and above	204	19.1%

Time on Market	Units
1 to 30 days	634
31 to 60 days	167
61 to 90 days	72
91 to 120 days	35
More than 120 Days	55
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: 02/01/2022 - 2/28/2022

Sold Residential Listings

Price Class/Type	< 3 Bed	3 Bed	> 3 Bed	Duplex	Condo	Total Units
19,999 and below	2	1	0	0	0	3
20,000 to 29,999	4	6	1	0	0	11
30,000 to 39,999	9	5	1	1	0	16
40,000 to 49,999	4	9	1	1	1	16
50,000 to 59,999	7	15	2	0	2	26
60,000 to 69,999	9	19	4	3	0	35
70,000 to 79,999	6	20	1	1	2	30
80,000 to 89,999	7	17	1	1	3	29
90,000 to 99,999	4	12	2	0	1	19
100,000 to 119,999	10	27	4	0	2	43
120,000 to 139,999	8	28	5	2	5	48
140,000 to 159,999	11	28	5	1	2	47
160,000 to 179,999	9	37	5	0	3	54
180,000 to 199,999	0	36	12	1	5	54
200,000 to 249,999	9	77	21	2	6	115
250,000 to 299,999	2	75	45	2	4	128
300,000 to 399,999	4	75	100	0	9	188
400,000 to 499,999	1	19	84	0	1	105
500,000 to 749,999	0	14	57	0	2	73
750,000 to 999,999	0	1	15	0	0	16
1,000,000 and greater	0	0	8	1	1	10
Totals	106	521	374	16	49	1066
Average List Price	\$117,844	\$210,369	\$401,865	\$196,669	\$231,118	\$269,102
Median List Price	\$101,250	\$198,900	\$357,000	\$120,000	\$185,000	\$239,500
Average Sale Price	\$117,910	\$211,973	\$402,244	\$191,737	\$230,308	\$269,914
Median Sale Price	\$104,900	\$200,000	\$362,600	\$125,055	\$189,000	\$240,000

Time on Market	# Units
1-30	634
31-60	167
61-90	72
91-120	35
greater than 120 days	55
Total Units Sold	963
Average Market Time	35

Type of Financing	# Units
Conventional	469
Cash	429
FHA	78
VA	61
Owner	1
Other	28

Residential Home Sales Report

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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	9	11	2	0	0	22
30,000 to 39,999	17	9	2	1	1	30
40,000 to 49,999	9	17	3	2	2	33
50,000 to 59,999	14	28	2	1	4	49
60,000 to 69,999	15	33	6	3	1	58
70,000 to 79,999	10	30	3	5	4	52
80,000 to 89,999	10	25	3	2	4	44
90,000 to 99,999	10	28	2	2	2	44
100,000 to 119,999	19	57	11	1	4	92
120,000 to 139,999	19	62	11	2	7	101
140,000 to 159,999	20	72	17	1	6	116
160,000 to 179,999	14	68	14	0	4	100
180,000 to 199,999	4	62	20	2	6	94
200,000 to 249,999	14	152	38	2	7	213
250,000 to 299,999	9	131	80	2	6	228
300,000 to 399,999	9	143	200	0	15	367
400,000 to 499,999	1	30	157	0	3	191
500,000 to 749,999	0	19	124	0	2	145
750,000 to 999,999	0	1	29	0	0	30
1,000,000 and greater	0	0	18	1	2	21
Totals	207	980	742	27	80	2036
Average List Price	\$121,813	\$204,866	\$408,810	\$154,315	\$229,887	\$271,060
Median List Price	\$105,000	\$190,000	\$364,950	\$85,000	\$182,500	\$235,000
Average Sale Price	\$121,100	\$206,676	\$408,345	\$149,455	\$226,514	\$271,492
Median Sale Price	\$105,000	\$195,000	\$369,925	\$85,026	\$180,000	\$239,500

Time on Market	# Units
1-30	1236
31-60	311
61-90	148
91-120	60
greater than 120 days	105
Total Units Sold	1860
Average Market Time	34

Type of Financing	# Units
Conventional	902
Cash	788
FHA	170
VA	119
Owner	3
Other	53

Residential Home Listings Report

National Association of REALTORS®

Real Estate Trend Indicator

Board: Memphis Area Association of REALTORS®, Inc.

State: Tennessee

Date: 3/29/2022

Current Active Listings

Price Class/Type	Single Family	Duplex	Condo
19,999 and below	6	0	1
20,000 to 29,999	12	0	0
30,000 to 39,999	23	0	2
40,000 to 49,999	27	3	6
50,000 to 59,999	39	0	10
60,000 to 69,999	72	3	16
70,000 to 79,999	95	2	3
80,000 to 89,999	51	8	3
90,000 to 99,999	57	6	3
100,000 to 119,999	62	4	3
120,000 to 139,999	94	1	3
140,000 to 159,999	86	4	3
160,000 to 179,999	76	1	5
180,000 to 199,999	64	1	9
200,000 to 249,999	124	2	14
250,000 to 299,999	158	4	6
300,000 to 399,999	246	1	15
400,000 to 499,999	143	0	3
500,000 to 749,999	174	0	3
750,000 to 999,999	63	1	0
1,000,000 and greater	76	1	1
Totals	1748	42	109
Average Price	\$344,184	\$204,395	\$199,955
Median Price	\$244,450	\$99,500	\$170,000

Inventory Totals

ACTIVE	Listings	Average List Price
Residential	1,747	\$344,263
Condominium	109	\$199,955
Duplex	42	\$204,395
Total	1,898	\$332,881

PENDING	Listings	Average List Price
Residential	1,439	\$298,209
Condominium	36	\$218,830
Duplex	32	\$138,495
Total	1,507	\$292,922

3/29/2022